

## Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688 (708) 485-7344 • FAX (708) 485-4971 www.brookfieldil.gov

> VILLAGE OF BROOKFIELD BROOKFIELD, ILLINOIS 60513

#### BROOKFIELD VILLAGE BOARD MEETING AGENDA

Monday, September 12, 2016 6:30 P.M.

Edward Barcal Hall 8820 Brookfield Avenue Brookfield, IL 60513

I. OPENING CEREMONIES:

Pledge of Allegiance to the Flag

- II. Roll Call
- III. Public Hearing Proposed 8 Corners Tax Increment Finance (TIF) District
- IV. Appointments and Presentations
- V. PUBLIC COMMENT LIMITED TO ITEMS ON OMNIBUS AND NEW BUSINESS ON TONIGHT'S AGENDA
- VI. OMNIBUS AGENDA
  - A. Approval of Minutes: Village Board Meeting Monday, August 22, 2016; Committee of the Whole Meeting, Monday, August 22, 2016

VILLAGE PRESIDENT Kit P. Ketchmark

> VILLAGE CLERK Brigid Weber

BOARD OF TRUSTEES Ryan P. Evans Michael J. Garvey Nicole M. Gilhooley David P. LeClere Brian S. Oberhauser Michelle D. Ryan

VILLAGE MANAGER Keith R. Sbiral

MEMBER OF Illinois Municipal League Proviso Township Municipal League West Central Municipal Conference

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#### VII. REPORTS OF SPECIAL COMMITTEES

Trustee Oberhauser

Finance, Conservation

Approval of Warrant(s)

Trustee Gilhooley

Recreation, Library

Trustee Ryan Trustee Evans Beautification, Chamber of Commerce Administration, DPW, Public Safety

Trustee Garvey

Planning and Zoning Commission, WCMC Solid Waste

Trustee LeClere

Special Events

President Ketchmark

Economic Development, Brookfield Zoo, WCMC, PZED

#### VIII. New Business

A. Ordinance 2016-41 – An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances by Creating a Class 13 Liquor License Classification and Creating a Class 13 Liquor License

- **B.** Ordinance 2016-42 An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class 5 Liquor Licenses
- C. Ordinance 2016-43 An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class S3 Liquor Licenses
- D. Ordinance 2016-44 An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class 8 Liquor Licenses
- **E.** Ordinance 2016-45 An Ordinance Authorizing the Sale of Surplus Personal Property of Personal Property of the Village of Brookfield
- F. Ordinance 2016-46 An Ordinance to Approve a Preliminary and Final Plan for a Planned Development for the Property located at 8934 Fairview Avenue in the Village of Brookfield, Illinois
- **G.** Ordinance 2016-47 An Ordinance to Approve a Waiver of the Initial Fee for the Preliminary and Final Plan for a Planned Development for the Property located at 8934 Fairview Avenue in the Village of Brookfield, Illinois
- H. Resolution 2016-1057 A Resolution Authorizing the Levy of Additional Tax for Library Purposes on the Village of Brookfield, Illinois
- I. Resolution 2016-1058 A Resolution Authorizing the Issuance of Change Order Number One to Contract C for the Paving Improvements for the 2016 Street Improvements Project for the Village of Brookfield, Illinois

#### IX. Managers Report

X. Executive Session - pursuant to Section 2(c)(11) of the Open Meetings Act to discuss pending litigation, pursuant to Section 2(c)(5) of the Open Meetings Act to discuss purchase or lease of real property for the village's use, pursuant to Section 2(c)(6) of the Open Meetings Act to discuss the setting of a price for sale or lease of village property and pursuant to Section 2(c)(1) of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific village employees

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708)485-7344 prior to the meeting. Wheelchair access may be gained through the police department (East) entrance of the Village Hall.

#### XI. New Business, continued

A. Resolution 2016-1059 – A Resolution to Authorize the Release of Certain Executive Session Minutes of Meetings of the Board of Trustees of the Village of Brookfield, Illinois

XII. Adjournment



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# Village of Brookfield **Public Hearing Agenda**

Proposed 8 Corners Tax Increment Finance (TIF) District

September 12, 2016 6.30 p.m. Village Hall 8820 Brookfield Avenue

- I. Open Public Hearing (Mayor)
- II. Summary of Public Notices and Conformance to TIF Act
- III. Report of Joint Review Board (Summary of JRB Meeting)
- IV. Introduction of Written Comments (Clerk's Office)
- V. TIF Overview; Summary of TIF Plan
- VI. Public Comments and Discussion
- VII. Close of Public Hearing

#### NOTICE OF PUBLIC HEARING

#### VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS 8 CORNERS REDEVELOPMENT PROJECT AREA

Notice is hereby given that on September 12, 2016 at 6:30 p.m. at the Brookfield Village Hall, 8820 Brookfield Avenue, Brookfield, Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "8 Corners Redevelopment Project Area" and the adoption of tax increment allocation financing therefor. The Redevelopment Project Area consists of the territory legally described in Exhibit 1, attached hereto and made a part hereof.

The Redevelopment Project Area, as hereinafter defined, is generally described as a contiguous area generally bounded by Monroe Avenue on the north, Madison Avenue on the east, Lincoln Avenue to the south and Park Avenue to the west and includes adjacent rights of way.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection at the office of the Village Clerk, 8820 Brookfield Avenue, Brookfield, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, rehabilitation of existing structures, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, 8820 Brookfield Avenue, Brookfield, Illinois, 60513.

There was convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board consists of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the Village; and a public member selected in accordance with the Act. The meeting of said joint review board was held at 2:00 p.m. on the 20th day of July, 2016, at the Brookfield Village Hall, 8820 Brookfield Avenue, Brookfield, Illinois 60513.

At the public hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be continued by the Village Board without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the continued hearing.

/s/ Brigid Weber
Village Clerk
Village of Brookfield

#### LEGAL DESCRIPTION - BROOKFIELD 8 CORNERS TIF

THAT PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OPPOSITE AND ADJACENT TO THE NORTH CORNER OF LOT 41 IN BLOCK 23 OF BROOKFIELD MANOR SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1914 AS DOCUMENT NUMBER 5455853; THENCE WEST TO SAID NORTH CORNER OF LOT 41, SAID NORTH CORNER ALSO BEING A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE AND THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE IN SAID BLOCK 23: THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 39 IN SAID BLOCK 23, SAID CORNER ALSO BEING A POINT OF INTERSECTION WITH THE EAST LINE OF A NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 47 IN BLOCK 7 OF GROSSDALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1889 AS DOCUMENT NO. 1119370; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 47 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 7; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 34 IN SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION, SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY-LINE OF SAID GRAND BOULEVARD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 11 IN BLOCK 8 OF SAID GROSSDALE SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 8; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE SOUTHEAST CORNER OF LOT 53 IN SAID BLOCK 8; THENCE SOUTHWESTERLY ALONG A LINE TO SAID SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 53 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY-LINE OF MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN BLOCK 1 OF PORTIA MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT RECORDED FEBRUARY 6, 1915 AS DOCUMENT NO. 5573274, SAID ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 7 IN SAID BLOCK 1; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY LINE OF SAID NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8 IN SAID BLOCK 1, SAID POINT BEING 15 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY (NOW VACATED) AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 19 IN BLOCK 2 OF SAID PORTIA MANOR SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION, SOUTHWESTERLY LINE AND THE NORTHWESTERLY EXTENSION THEREOF TO A

POINT ON THE NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN SAID BLOCK 2; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN CLARK AND JOHNSON'S RESUBDIVISION OF LOTS 24 AND 25 IN SAID BLOCK 2 IN PORTIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1948 AS DOCUMENT NO. 14426614; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 36 IN BLOCK 53 OF S.E. GROSS' FIRST ADDITION TO GROSSDALE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1889 AS DOCUMENT NO. 1134257; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHWESTERLY OF GRAND BOULEVARD IN SAID BLOCK 53; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWEST CORNER OF LOT 37 IN SAID BLOCK 53; THENCE NORTHWESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 48 IN SAID BLOCK 53, SAID CORNER ALSO BEING A POINT ON SAID SOUTHWESTERLY LINE OF THE NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 16 IN SAID BLOCK 53; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION, NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRAND BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF LOT 24 IN BLOCK 36 IN SAID S.E. GROSS' FIRST ADDITION TO GROSSDALE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 24 TO THE NORTHWESTERLY CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 36; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY CORNER OF LOT 27 IN SAID BLOCK 36; THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 54 IN SAID BLOCK 36, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF A VACATED NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF MAPLE AVENUE IN SAID BLOCK 36; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 54, TO A POINT ON THE CENTERLINE OF SAID VACATED NORTH-SOUTH 16 FOOT ALLEY; THENCE NORTH ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN SAID BLOCK 36; THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 31 IN BLOCK 22 OF SAID BROOKFIELD MANOR SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 31 TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE WEST LINE OF A NORTH-SOUTH 16 FOOT ALLEY LYING EAST OF MAPLE AVENUE IN SAID BLOCK 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 34 IN SAID BLOCK 22; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

# VILLAGE OF BROOKFIELD, ILLINOIS REDEVELOPMENT PLAN AND PROJECT 8 CORNERS TIF DISTRICT

**Jointly Prepared by:** 

Village of Brookfield, Illinois

and

Kane, McKenna and Associates, Inc.

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#### I. INTRODUCTION

The Village of Brookfield is located approximately 13 miles west of downtown Chicago in Cook County, Illinois. Brookfield is an established inner-ring suburb of Chicago of approximately 3.1 square miles. The Village has convenient access to and from the City of Chicago, and is home to three Metra stations along the Burlington Northern/Santa Fe railway, which provides service to the City of Chicago (east), City of Naperville (west), and City of Aurora (west).

The 8 Corners Redevelopment Project Area (RPA or Project Area) is located in the central portion of the Village of Brookfield, in an area that has a diverse mix of commercial, retail, residential, and office uses, many of which uses can be classified as "neighborhood commercial". The 8 Corners intersection is comprised of Grand Boulevard, Maple Avenue, Broadway Avenue, and Washington Avenue, which meet at an intersection that includes a landscaped roundabout. The roundabout plays an important role in creating an active economic corridor by providing a welcoming aesthetic feature and provides for slower vehicle speeds as they pass through the area. The 8 Corners Area has higher traffic counts than other local areas as a result of Maple Avenue connecting Brookfield to both its northern neighbors and the Eisenhower Expressway (I-290).

In the surrounding area, the most common housing type is single-family homes, and the concentration of residences in the immediate area surrounding the 8 Corners intersection make it a popular area for shopping. The majority of the commercial buildings in the Project Area are predominantly older one-story buildings with large storefront windows and are built up to the street. The RPA is generally bounded by Monroe Avenue to the north, Madison Avenue to the east, Lincoln Avenue to the south, and Park Avenue the west. The RPA consists of approximately 97 tax parcels.

The Area is a significant contributor to the Village's tax base, and the economic success and viability of the commercial areas remains a top priority for the Village. The area was identified in the Village of Brookfield 2020 Master Plan (2004) as a key focus area and one primed for potential growth. Specifically, the RPA is identified in the 8 Corners Subarea (2004) section of the 2020 Master Plan as an area that could be subject to redevelopment in the near future.

#### A. The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

As part of the Village's Comprehensive Plan, the redevelopment of the 8 Corners area is identified as a priority for the Village. Please refer to Table 1 below.

Table 1
Provisions of the 2020 Master Plan Relating to the 8 Corners Business District

- "Promote new commercial development and redevelopment within select locations, primarily along Ogden Avenue, 31st Street, 47th Street and within the Village's pedestrian areas including the 8 Corners area and the Downtown.
- Revitalize the 8 Corners area and the Downtown/Brookfield Metra Station area as the Village's primary mixed-use pedestrian environments.
- Encourage new residential development along Broadway and Maple Avenues. As many stated during the public process, the commercial streets in the 8 Corners appear empty and unwelcoming at night. Increasing the number of residential units through the addition of mixed-use buildings and new residential buildings will make the area more active both during the day and at night. New residential buildings should be appropriately located along these streets so as not to create large gaps in the flow of commercial and retail businesses."

Source: Village of Brookfield 2020 Master Plan, pages 19-20, 91

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing viable uses/redevelopment for the property located within the RPA;
- Redevelop the properties in conformance with Village standards;
- Coordinate assembly or consolidation of properties for redevelopment activities;
- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Provision of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA; and
- Improving area appearance through landscape, streetscape and signage programs.

A map of the RPA boundaries is included in Exhibit 1 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will assist in the redevelopment of the area with private capital and provide for increased valuation of the property.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan and Project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form

of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

#### B. Findings Pursuant to the TIF Act.

It is found and declared by the Village, though legislative actions as required by the Act, that:

- in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the Village would not reasonably be expected to be achieved.
- the use of incremental tax revenues derived from the tax rates of various taxing districts in
  the Redevelopment Project Area for the payment of redevelopment project costs is of
  benefit to the taxing districts. This is because these taxing districts whose jurisdictions are
  included in the Redevelopment Project Area would not derive the benefits of an increased
  assessment base without addressing the coordination of redevelopment.
- in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and Project will <u>not</u> result in the displacement of 10 or more inhabited residential units. Therefore, this Redevelopment Plan and Project does not include a housing impact study.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other TIF eligible costs are funded by TIF revenues.

II.	REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION				
	The Redevelopment Project Area legal description is attached in Exhibit 2.				

#### III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the Village's 2020 Master Plan (the Village's comprehensive land use plan) as adopted in 2004, as amended.

#### A. General Goals of the Village

The 2020 Master Plan identifies the following policies that are associated with Village development and planning issues:

### Table 2 2020 Master Plan Statement of Development Goals

The following general goals have been developed as a "guiding framework" directing future change in the community:

- A) Achieve a balanced pattern of development in the community that provides for well designed, compatible and economically sustainable business, employment, and residential areas.
- B) Create and maintain a physically distinctive and high-quality community environment through efforts that preserve the existing quality of life, character, and heritage of the Village, while anticipating change and progress in the future.
- C) Forge and maintain strong public and private partnerships to capitalize upon and coordinate all resources and assets the community has to offer in carrying out plans, policies and programs.
- D) Establish a process for the regular review and update of the 2020 Master Plan."

Source: Page 17-18, 2020 Master Plan, Village of Brookfield

#### B. Specific Objectives for the RPA

- A) Promote the redevelopment of underutilized property located within the RPA.
- B) Provide for the assembly or coordination of property for viable redevelopment projects.

- C) Improve existing roads and right-of-ways, including the coordination of parking improvements, if needed.
- D) Provide for the necessary site preparation, grading, and demolition (if necessary) of property located within the RPA.
- E) Coordinate redevelopment activities within the RPA in a manner that conforms with the fiscal and economic development policies of the Village.

#### C. General Redevelopment Objectives

The purpose of the RPA designation will allow the Village to:

- A) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal, including coordination of property assemblage;
- B) Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report;
- C) Accomplish redevelopment over a reasonable time period;
- D) Provide for high quality development within the RPA;
- E) Provide for an attractive overall appearance of the area; and
- F) Return underutilized property to productive use.

Overall, the implementation of the Redevelopment Plan and Project will contribute to the economic development of the area. Further, the implementation of the RPA is expected to provide new employment opportunities for the community and Village residents.

## IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA; ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

#### A. <u>Evidence of the Lack of Development and Growth Within the RPA</u>

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the Village.

The RPA evidences lagging or declining EAV, obsolescence, lack of community planning, deterioration, deleterious land use or layout, and inadequate utilities among other factors.

#### B. <u>Assessment of Fiscal Impact on Affected Taxing Districts</u>

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

School district impacts are expected to be addressed through the utilization of payments provided for by TIF Act related to residential projects assisted by TIF funding.

#### V. TIF QUALIFICATION FACTORS

#### A. Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district as a "conservation area" under Illinois law. Refer to the TIF Eligibility Report (Exhibit 3) which is attached as part of this Plan.

#### B. <u>Eligibility Report</u>

The RPA was evaluated in October 2015, and continuing to the date of this Redevelopment Plan and Project by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

#### VI. HOUSING IMPACT STUDY

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act. The Village has found that the area will not displace ten (10) or more residential units and that the RPA contains less than seventy-five (75) inhabited residential units, thus a housing impact study is not required to be completed. If at a later date, the Village does decide to dislocate more than ten (10) units or add seventy-five (75) or more inhabited residential units as part of an amendment, then the Village must complete a housing impact study.

#### VII. REDEVELOPMENT PROJECT

#### A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.
- 2) By assisting in the assembly or combination of property acquisition for redevelopment activities.
- 3) By constructing public improvements which may include (if necessary):
  - i. Street and sidewalk improvements
  - Utility improvements (including, but not limited to, water, stormwater sewer, and sanitary sewer projects consisting of construction and rehabilitation)
  - iii. Storm water management
  - iv. Signalization, traffic control and lighting
  - v. Landscaping and beautification
  - vi. Coordinated parking improvements
- 4) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 5) By providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation as necessary and appropriate.
- By the redevelopment of certain existing buildings through necessary rehabilitation and improvement of structures, if necessary.
- 7) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

#### B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, demolition, provision of public infrastructure and related public improvements.

#### Land Assembly

Property may be acquired, assembled and reconfigured into appropriate redevelopment sites.

#### Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

#### **Public Improvements**

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including roadways, the extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Public parking;
- Storm water management; and
- Beautification, identification makers, landscaping, lighting, streetscape, and signage of public right-of-ways.

#### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

#### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

#### **School Tuition Costs**

The Village may fund school tuition costs as provided for by the TIF Act.

#### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

#### C. General Land Use Plan

Existing land use generally consists of retail/commercial, single family residential and institutional uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part of this Plan. Exhibit 5, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area. The land uses will conform to the 2020 Master Plan, as amended, of the Village.

#### D. <u>Additional Design and Control Standards</u>

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

#### E. <u>Estimated Redevelopment Project Costs</u>

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such

Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

- 1. Professional Services Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
  - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 3. Property assembly costs Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- 4. Rehab costs Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- 5. Public works and improvements - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 6. Job training Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area;
- 7. Financing incentives Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 8. Capital costs To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

- 9. School-related costs For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
  - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
    - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
    - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
    - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by

those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
  - for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement

otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. Library costs - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

- 11. *Relocation costs* to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- 12. Payment in lieu of taxes;
- 13. Job training - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
- 14. *Interest costs* for incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. Day care - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of privately owned buildings - Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

Retail displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic building demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

#### VILLAGE OF BROOKFIELD 8 CORNERS REDEVELOPMENT PROJECT ESTIMATED PROJECT COSTS

Redevelopment Cost Items Estimated Costs <sup>(A)</sup>				
Land Acquisition and Assembly Costs (including relocated)	cion costs) \$1,000,000			
<ol> <li>Utility Improvements (including, but not limited to, wa storm, sanitary sewer, traffic management, and roadw streetscape improvements)</li> </ol>				
Site Preparation and Demolition, including Environmer Remediation	ntal \$1,000,000			
4. Rehabilitation of Structures	\$3,000,000			
5. Interest Costs Pursuant to the Act	\$500,000			
6. Public Improvements, including Parking	\$500,000			
7. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$250,000			
8. School Tuition Costs (as provided for by the TIF Act)	\$750,000			
9. Job Training	\$500,000			
TOTAL ESTIMATED PROJECT COSTS \$9,000,000				

All project cost estimates are in year 2016 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for capitalized interest, reasonably required reserves, and annual interest costs. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Estimated Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

#### F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project. The Village may utilize incremental revenues from contiguous TIFs to pay for redevelopment costs within the 8 Corners TIF District and conversely transfer revenues from the 8 Corners TIF to contiguous TIFs, as provided for in the TIF Act.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2015 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

#### G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

## H. <u>Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment</u> Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2014 of the property within the RPA is approximately \$7,817,034 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

#### I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$15,000,000 to \$16,000,000.

#### VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

#### A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

<u>Land Assembly:</u> Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

<u>Demolition, Site Preparation and Relocation:</u> Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and site preparation activities may be necessary for future projects.

<u>Rehabilitation:</u> The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

<u>Landscaping/Buffering/Streetscaping:</u> The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

<u>Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements:</u> Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

<u>Roadway/Street/Parking Improvements:</u> Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

<u>Traffic Control/Signalization:</u> Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

<u>Public Safety Related Infrastructure:</u> Certain public safety improvements including, but not limited to, public signage and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

<u>Professional Services:</u> The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

School Tuition: The Village will fund school tuition as provided for by the TIF Act.

<u>Job Training:</u> Certain job training costs or programs as provided for in the Act may be funded as part of redevelopment activities.

#### B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

#### C. <u>Completion of Redevelopment Project and Retirement of Obligations to Finance</u> Redevelopment Costs

This Redevelopment Plan and Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

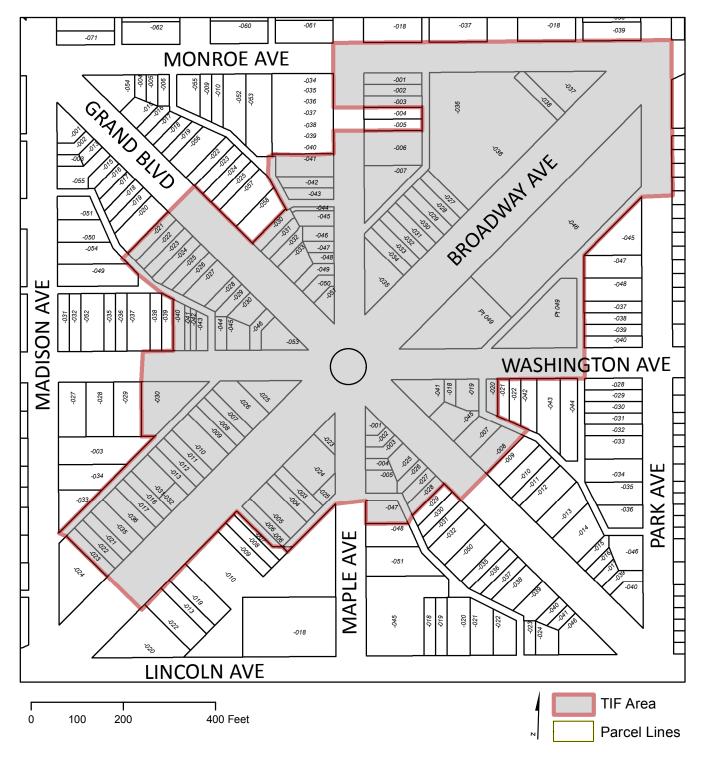
IX.	PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT
the Ac	This Redevelopment Plan and Project may be amended pursuant to the provisions of tt.

#### **EXHIBIT 1**

**BOUNDARY MAP** 



## Eight Corners TIF District Brookfield, IL



#### **EXHIBIT 2**

**LEGAL DESCRIPTION** 

#### **LEGAL DESCRIPTION (BROOKFIELD 8 CORNERS TIF):**

THAT PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OPPOSITE AND ADJACENT TO THE NORTH CORNER OF LOT 41 IN BLOCK 23 OF BROOKFIELD MANOR SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1914 AS DOCUMENT NUMBER 5455853; THENCE WEST TO SAID NORTH CORNER OF LOT 41, SAID NORTH CORNER ALSO BEING A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE AND THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE IN SAID BLOCK 23; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 39 IN SAID BLOCK 23, SAID CORNER ALSO BEING A POINT OF INTERSECTION WITH THE EAST LINE OF A NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 47 IN BLOCK 7 OF GROSSDALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 34. ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1889 AS DOCUMENT NO. 1119370: THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 47 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 7; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF

LOT 34 IN SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION. SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY-LINE OF SAID GRAND BOULEVARD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 11 IN BLOCK 8 OF SAID GROSSDALE SUBDIVISION: THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 8; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE SOUTHEAST CORNER OF LOT 53 IN SAID BLOCK 8; THENCE SOUTHWESTERLY ALONG A LINE TO SAID SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 53 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY-LINE OF MAPLE AVENUE: THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN BLOCK 1 OF PORTIA MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT RECORDED FEBRUARY 6, 1915 AS DOCUMENT NO. 5573274, SAID ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE: THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 7 IN SAID BLOCK 1: THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY LINE OF SAID NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY: THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8 IN SAID BLOCK 1. SAID POINT BEING 15 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY (NOW VACATED) AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT OF INTERSECTION WITH

SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE THE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 19 IN BLOCK 2 OF SAID PORTIA MANOR SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION, SOUTHWESTERLY LINE AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN SAID BLOCK 2; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN CLARK AND JOHNSON'S RESUBDIVISION OF LOTS 24 AND 25 IN SAID BLOCK 2 IN PORTIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1948 AS DOCUMENT NO. 14426614; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE: THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 36 IN BLOCK 53 OF S.E. GROSS' FIRST ADDITION TO GROSSDALE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1889 AS DOCUMENT NO. 1134257; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHWESTERLY OF GRAND BOULEVARD IN SAID BLOCK 53: THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWEST CORNER OF LOT 37 IN SAID BLOCK 53; THENCE NORTHWESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 48 IN SAID BLOCK 53, SAID CORNER ALSO BEING A POINT ON SAID SOUTHWESTERLY LINE OF THE NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY: THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 16 IN SAID BLOCK 53: THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION, NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY

RIGHT-OF-WAY LINE OF GRAND BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF LOT 24 IN BLOCK 36 IN SAID S.E. GROSS' FIRST ADDITION TO GROSSDALE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 24 TO THE NORTHWESTERLY CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 36; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY CORNER OF LOT 27 IN SAID BLOCK 36; THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 54 IN SAID BLOCK 36, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF A VACATED NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF MAPLE AVENUE IN SAID BLOCK 36; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 54, TO A POINT ON THE CENTERLINE OF SAID VACATED NORTH-SOUTH 16 FOOT ALLEY: THENCE NORTH ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN SAID BLOCK 36; THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 31 IN BLOCK 22 OF SAID BROOKFIELD MANOR SUBDIVISION: THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 31 TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE WEST LINE OF A NORTH-SOUTH 16 FOOT ALLEY LYING EAST OF MAPLE AVENUE IN SAID BLOCK 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 34 IN SAID BLOCK 22; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### **EXHIBIT 3**

TIF ELIGIBILITY REPORT

# VILLAGE OF BROOKFIELD, ILLINOIS **ELIGIBILITY REPORT**8 CORNERS TIF DISTRICT

A study to determine whether all or a portion of an area located in the Village of Brookfield qualifies as a "conservation area" as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

**Jointly Prepared by:** 

Village of Brookfield, Illinois

and

Kane, McKenna and Associates, Inc.

May 2016

### VILLAGE OF BROOKFIELD, ILLINOIS ELIGIBILITY REPORT EIGHT CORNERS TAX INCREMENT FINANCE DISTRICT

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Appendix A: Tax Parcels for RPA
Appendix B: Boundary Map of RPA

#### **EXECUTIVE SUMMARY**

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Brookfield (the "Village") to conduct an analysis of the qualification of a certain area for the establishment of the Eight Corners Tax Increment Finance (TIF) District. The Village is pursuing the creation of the Eight Corners TIF District to promote the revitalization of under-utilized properties located within the Village and the overall improvement of the Eight Corners area.

In the context of planning for the establishment of the Eight Corners Tax Increment Financing District (the "TIF District," the "TIF," "Redevelopment Project Area," or "RPA"), the Village has initiated the study of parcels within the Eight Corners area to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "TIF Act" or "Act") for inclusion in the creation of the TIF District. KMA agreed to undertake the study of the RPA together with the Village staff.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the RPA:

- 1) The area qualifies as a "conservation area" The RPA qualifies as a "conservation area" as defined under the TIF Act. The area in aggregate is in danger of declining toward a blighted condition due to factors identified in this report which the area generally suffers from. These conditions prevent or threaten healthy economic and physical development of the area. The TIF Act states that an area may only qualify as a "conservation area" if 50% or more of the structures are 35 years or older. 45 of the 56 structures or 80% are over 35 years of age, and certain statutory factors pertaining to a conservation area are present. Thus the RPA meets the statutory criteria for consideration as a "conservation area."
- 2) The current conditions impede redevelopment The existence of certain conditions found within the RPA present a barrier to the area's successful redevelopment. The current conditions in the RPA are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place "but for" the use of the TIF Act. The factors present negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue Within the RPA, there are several parcels which potentially could be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the RPA.

4) TIF designation is recommended – To mitigate "conservation area" conditions, promote private sector investment, and foster the economic viability of the RPA, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

There are approximately 23 residential units in the proposed RPA; however the Village will certify that it will not dislocate 10 or more residential units. Therefore, a housing impact study pursuant to the TIF Act will not be conducted by the Village.

#### I. INTRODUCTION AND BACKGROUND

The Village of Brookfield is located approximately 13 miles west of downtown Chicago in Cook County, Illinois. Brookfield is an established inner-ring suburb of Chicago of approximately 3.1 square miles. The Village has convenient access to and from the City of Chicago, and is home to three Metra stations along the Burlington Northern/Santa Fe railway, which provides service to the City of Chicago (east), City of Naperville (west), and City of Aurora (west).

The RPA is located in the central portion of the Village of Brookfield, in an area that has a diverse mix of commercial, retail, residential, and office uses, many of which uses can be classified as "neighborhood commercial". The Eight Corners intersection is comprised of Grand Boulevard, Maple Avenue, Broadway Avenue, and Washington Avenue, which meet at an intersection that includes a landscaped roundabout. The roundabout plays an important role in creating an active economic corridor by providing a welcoming aesthetic feature and provides for slower vehicle speeds as they pass through the area. The Eight Corners Area has higher traffic counts than other local areas as a result of Maple Avenue connecting Brookfield to both its northern neighbors and the Eisenhower Expressway (I-290).

In the surrounding area, the most common housing type is single-family homes, and the concentration of residences in the immediate area surrounding the Eight Corners intersection make it a popular area for shopping. The majority of the commercial buildings in the Project Area are predominantly older one-story buildings with large storefront windows and are built up to the street. The RPA is generally bounded by Monroe Avenue to the north, Madison Avenue to the east, Lincoln Avenue to the south, and Park Avenue the west. The RPA consists of approximately 97 tax parcels. Please see Appendix A for a list of the proposed parcels for inclusion in the TIF District.

The Area is a significant contributor to the Village's tax base, and the economic success and viability of the commercial areas remains a top priority for the Village. The area was identified in the Village of *Brookfield 2020 Master Plan* (2004) as a key focus area and one primed for potential growth. The RPA is identified in the *Eight Corners Subarea* (2004) section of the *2020 Comprehensive Plan* as an area that could be subject to redevelopment in the near future.

**Objectives** - The Village's has several economic development objectives which would be fulfilled by the establishment of a TIF District.

#### Table 1

#### **Redevelopment Objectives**

- Promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment, and multi-family uses within the Eight Corners Area
- Prioritize appropriate redevelopment that enhances the pedestrian scale and "small town" charm of the Village Center, particularly to the Eight Corners Area
- Enhance the economic viability and productivity of the Village's arterial street corridors as primary commercial activity areas

Source: Village of Brookfield 2020 Master Plan (2004)

Given the Village's objectives as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the under-utilized areas of the proposed RPA. Without an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

**Determination of the "But For"** - The Village has determined that planned redevelopment for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements are intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA and to improve the tax base and job creation within the Village.

**TIF Mechanism** - The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By doing so, it would result in increased property taxes compared to the previous land use (and/or absence of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

**Current Land Use** - Land uses include residential, commercial, and mixed-uses. The area is predominantly zoned for residential and commercial uses. Despite its advantageous location, zoning, and historical success as an area of economic activity, certain parcels in the area are underutilized and face challenges due to changing spatial needs for development and changing standards for mixed-use, commercial and residential uses. The creation of a TIF District in this area would provide the Village with the opportunity of bringing new development to an area that has become underutilized and has exhibited several impediments to redevelopment, including age.

The RPA suffers from a variety of economic development impediments identified in the TIF Act. Specifically, it experiences lagging or declining equalized assessed valuations (EAV), lack of community planning, deleterious land use or layout, obsolescence, deterioration, and inadequate utilities. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology - KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in July 2015 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the parcels and the conditions. KMA also utilized the *Village of Brookfield 2020 Master Plan* (2004) in addition to other Village reports.

For the purpose of the study, properties within the RPA were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a "conservation area," as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to, and was assisted by, key Village staff its findings regarding TIF qualification and feasibility prospects for the area. Based on these findings the Village (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the RPA.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

#### II. QUALIFICATION CRITERIA

With the active assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a RPA/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

"An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

Under the Act, "conservation area" means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a "Conservation Area"- In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the RPA would qualify as a "conservation area." First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed "conservation area" meets the age threshold, then the following factors are examined to determine TIF qualification:

- If a "conservation area," industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:
- (A) <u>Dilapidation</u>: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) <u>Obsolescence</u>: The condition or process of falling into disuse. Structures become ill-suited for the original use.

- (C) <u>Deterioration</u>: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) <u>Presence of Structures Below Minimum Code Standards</u>: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) <u>Illegal Use of Individual Structures</u>: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) <u>Excessive Vacancies</u>: The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (G) <u>Lack of Ventilation, Light, or Sanitary Facilities</u>: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) <u>Inadequate Utilities</u>: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.
- (J) <u>Deleterious Land-Use or Layout</u>: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) Environmental Clean-Up: The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.
- (L) <u>Lack of Community Planning</u>: The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) <u>Lagging or Declining EAV</u>: The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

#### III. THE REDEVELOPMENT PROJECT AREA

The RPA contains approximately 97 tax parcels located within the boundaries of the planned project area. The Area consists primarily of multi-family residential homes, mixed-use and commercial/retail uses throughout. There are a limited number of single-family homes in the Project Area as well.

The RPA contains improved land designated primarily for residential and commercial purposes. The area's potential for redevelopment is challenged due to the fact that certain structures are older and prohibitive/unsuitable land-use layouts. The coordination of traffic improvements, parking, mixed uses, and infrastructure provision also requires Village participation. As a result, the Village is (a) actively working to identify underperforming and underutilized parcels and sites and (b) coordinating with property owners/developers to promote their redevelopment, encouraging parcel assembly where appropriate in order to provide larger development opportunities.

In the 2004 Master Plan, the Village identifies economic development as a top priority and Tax Increment Financing as a possible tool for encouraging redevelopment. The Comprehensive Plan also identifies sections of the RPA as important investment areas for the Village's future growth and redevelopment. The RPA is included in what was identified as the *Eight Corners Subarea* in the Village's planning document (*Brookfield 2020 Master Plan*), and plays an integral role in meeting the Village's Economic Development objectives.

#### IV. METHODOLOGY OF EVALUATION

The RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. KMA collected data from the Village and Cook County which was used to determine relevance and severity of conditions compared against the statutory factors. Land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the Act. The following steps were undertaken in this process:

- 1) Site visits to the RPA were undertaken by representatives from the Village and KMA. Such visits required the area to be walked multiple times by the same team while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, current land uses, building conditions, lot conditions, and traffic flow. KMA documented the area's conditions through site surveys, notes and photography. Site surveys were completed for each parcel within the RPA.
- 2) To determine if the area qualified as a "conservation area" the age of the buildings were ascertained by matching site surveys to Cook County tax and building records.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors on the site surveys.
- 4) KMA reviewed the 2009-2014 tax information from Cook County, parcel tax maps, site data, local history (discussions with Village staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the RPA underperformed relative to EAV growth in the balance of the Village and the Consumer Price Index-All Urban Consumers.

#### V. QUALIFICATION FINDINGS FOR RPA

Based upon KMA's evaluation of parcels in the RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the RPA as a "conservation area." These factors are summarized in Table 2 below. These factors are found to be clearly present and reasonably distributed throughout the RPA, as required under the Act.

<u>Table 2</u> Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in RPA
13	3	<ul> <li>Lagging or Declining EAV</li> <li>Obsolescence</li> <li>Lack of Community Planning</li> <li>Deterioration</li> <li>Deleterious Land Use or Layout</li> <li>Inadequate Utilities</li> </ul>

Note: In addition to 6 qualifying factors above, the RPA meets the statutory age threshold that 50% or more of the structures are 35 years or older.

#### **CONSERVATION AREA FACTORS**

**Finding as a "Conservation Area"**- The RPA is found to qualify as a "conservation area" under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed an area-wide assessment, finding that 50% or more of structures within the "conservation area" were over 35 years of age. Based upon Cook County Assessor and site survey data, 45 of 56 structures or 80% were over 35 years in age, please see **Table 3** below.

<u>Table 3</u> Conservation Area Structures

Conservation Area Findings	
Total Number of Structures in RPA	56
Total Number of Structures 35 years+	45
Percentage of Structures 35 years+	80%

#### THRESHOLD FACTOR

#### Age

Based upon KMA site surveys, Village and Cook County data, approximately eighty percent (80%) of the structures were found to be thirty-five (35) years of age or greater.

### OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

Lagging or Declining EAV: This factor is present when one of three conditions is present: (1) If the total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated; or (2) is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years; or (3) is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated. The RPA need only meet one of these measurements to qualify. Please see **Table 3** on below for further detail.

The RPA's EAV has declined for five (5) of the last five (5) years, and has increased at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, The RPA's EAV also lagged behind the CPI-U (Consumer Price Index-All Urban Consumers) for five (5) of the last five (5) five years. Just one of these quantitative measurements would qualify for this category under the TIF Act but the RPA's qualification under all three categories highlights its particular challenge in maintaining growth since 2009.

Table 4: Village EAV Trends

	<u>2014</u>	2013	2012	2011	2010	2009
Total Area EAV	7,817,034	7,905,457	8,276,151	9,165,152	10,803,665	11,488,621
EAV % Change	-1.12%	-4.48%	-9.70%	-15.17%	-5.96%	
Total Village EAV	340,065,226	360,599,223	382,214,818	416,941,325	485,312,370	473,006,330
Balance of Village EAV	332,248,192	352,693,766	373,938,667	407,776,173	474,508,705	461,517,709
EAV % Change	-5.80%	-5.68%	-8.30%	-14.06%	2.81%	
CPI	1.60%	1.50%	2.10%	3.20%	1.60%	-0.40%

2) Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. The RPA exhibits area-wide obsolescence in terms of insufficient investment and redevelopment for attracting new tenants.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, EAV, deterioration in buildings and lots, traffic flows, infrastructure and vacancy rates can signify obsolescence as proxies. By these measures the RPA is exhibiting obsolescence. In general the RPA has seen a substantial loss in value in the last five years and between tax years 2014 and 2009, the area wide valuation fell 32%. In the previous findings, the RPA's advanced building age and lagging EAV issues have all been identified.

From a qualitative standpoint the Village has identified through its planning documents the limitations to the RPA which are associated with obsolescence. The *Brookfield 2020 Master Plan* describes the presence of obsolescence in the Eight Corners area by suggesting "Despite the unique street configurations and the variety of commercial services, many of the pedestrian pathways are unrewarding and the area appears inactive, especially at night". Additionally, due to the original design of several avenues within the RPA, there exist significant ingress/egress issues with pedestrian and commercial vehicles alike. As mentioned earlier, there exists parking in the median along Broadway Avenue throughout the study Area, which inhibits steady traffic flow and places pedestrians in shared pathways with traffic (i.e., there is not a clear spatial delineation on Broadway between right-of-way used for parking along the center/median and right-of-way used for transit).

Additionally, many of the structures exhibit design features or components that are either outdated in relation to market conditions or non-conforming with aspects of original area use. As a result, The Brookfield 2020 Master Plan states that "several of the buildings within the area have undergone renovations that diminished their original character and traditional design elements", further contributing to a lack of conformity among buildings and uses, and detracting from the area's consumer appeal (e.g., buildings retrofitted for new uses that replaced the original outmoded use for the building). Other signage, façade and exterior treatments, and site improvements in many cases are "dated" and appear outmoded in relation to newer properties. (It should be noted that these findings in the 2020 Master Plan identified 11 years ago are still present.) Deterioration of site improvements or building components also contributes to the outmoded or "tired" appearance of many structures and facilities.

Overall, the physical restrictions of the outdated buildings, the traffic flow limitations and presence of older buildings have resulted in fewer opportunities for area industrial/retailer/commercial establishments to remain competitive in comparison to alternative locations. This puts pressure on the remaining tenants to seek opportunities elsewhere. As a result, these functional and economic factors in aggregate establish a case for the qualification of the area for the obsolescence factor.

2) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning. The first municipal plan governing land use - the zoning ordinance - was adopted in 1964, and the de facto comprehensive plan (the 2020 Master Plan) was adopted in 2004. By contrast, the majority of the RPA was already developed by the time modern land use planning processes were put into effect. In the RPA, 37 of the 56 buildings or 66% were built before 1964. Refer to **Table 5** below for further detail.

Table 5 - Structure Age

Existing Structures Pre-Comp Plan	
Total Number of Buildings in RPA	56
Total Number of buildings which pre-date 1964 Zoning Ordinance	37
Percentage of Buildings pre-date Comp Plan	66%

In addition to the historical land use inadequacies, there are certain impediments to future redevelopment. In particular, parcels are of inadequate shape and size to meet contemporary development standards. For example, attracting modern retailers would necessitate the assembly of parcels to create a larger "footprint" for redevelopment, greater depth, and the requisite space for the efficient, safe routing of vehicular traffic. This would be consistent with one of the Village's 2020 Master Plan strategies, which specifies that the municipality should "encourage parcels assembly within redevelopment areas to facilitate larger-scale commercial development" and provides several corresponding schematic designs for carrying out the strategy. (It is useful to compare the smaller, inadequately sized parcels in the 8 Corners area with the three newly constructed buildings on Ogden Avenue that follow the principals laid out in the 2020 Master Plan; these uses include Dunkin Donuts, Sherwin Williams and Advance Auto.) Collectively, these indicators all reinforce the fact that the area was developed without benefit of a modern, comprehensive community plan.

There also exist safety concerns regarding the inadequate and adverse street layout of the central roundabout at the Eight Corners intersection. The *Brookfield 2020 Master Plan* details that "if a pedestrian were to use the crosswalks along the perimeter of the circular intersection, his or her journey would almost entirely be in pathways shared with vehicles". As a result, there lacks coordinated pedestrian circulation, which further exacerbates traffic issues previously identified in the area.

Village of Brookfield Police Department have verified that the roundabout intersection has witnessed an unusually high frequency of accidents in recent years, with over 32 accidents occurring at the intersections since 2011. Located within the immediate walking distance of the Eight Corners intersection is a local middle school, which at times, discharges high volumes of students into area, causing additional traffic and safety concerns for pedestrians and vehicles alike.

Additional concerns include an area-wide lack of buffering between residential and commercial areas within the RPA. Lack of buffering between uses is particularly apparent on the 3400 block of Maple Avenue and the 3500 block of Grand/Maple, where there are several commercial uses neighboring single-family residential uses.

Although these factors are present, this is not to say that improvements did not take place over the years, but that they were implemented without the guidance of an updated and modern master plan directed toward long-term benefit for the RPA. A lack of such efforts has contributed to the evolution of factors currently present within the RPA. Such deficiencies reflect the historical piece-meal, uncoordinated development that occurred within the proposed Project Area, and further support the area qualifying under the factor regarding Lack of Community Planning.

4) <u>Deterioration</u>: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

In the RPA, deterioration was observed throughout many of the parcels and structures, primarily among surface improvements. Parking lots adjacent to both vacant and occupied structures have widespread cracking as well as potholes and depressions. Because parking lots constitute a large percentage of overall land use in the RPA, the poorly maintained lots have a negative aesthetic impact on the area.

There are several vacant buildings throughout the RPA that evidence significant structural deterioration. As a primary example, the previous Brookfield Bowl and Lounge building on the 3400 block of Maple Avenue has remained vacant for several years and has (as one of the largest buildings in the 8 Corners TIF District) a negative impact on the area's physical aesthetics. KMA site visits documented severe interior and structural deterioration along with deterioration of surface improvements. Without the use of Tax Increment Financing, the ability to yield redevelopment and investment in properties of this nature is greatly diminished and/or unrealistic.

Deterioration is present in the secondary building components as well. This can be evidenced in the deterioration of doors, windows, gutters, and fasciae. Furthermore, some buildings exhibit deterioration in the brickwork and have exhibited the need for new tuck-pointing. Secondary evidence of deterioration was observed throughout several residential and commercial areas in the RPA. Secondary deterioration, particularly in commercial properties diminishes the attractiveness of storefronts and retail areas, which when coupled with unrewarding pedestrian pathways, reflects an unattractive commercial environment for pedestrians and consumers.

5) <u>Deleterious Land Use or Layout</u>: The act states that deleterious land use and layout occurs with the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

The RPA suffers from a number of issues which in aggregate create its land use and layout deficiencies.

#### *Incompatible Land Use Relationships*

The Eight Corners Area presents several instances of incompatible land use relationships that qualify the Deleterious Land Use or Layout factor to be present within the RPA. In particular, the 3400 block of Maple Avenue is comprised of several non-complementary uses: multi-family, vacant commercial, enclosed storage, a gas station, and retail commercial uses. Additionally, on the opposite side of Maple Avenue for the same block, there exist commercial, single-family, and multi-family land uses, along with instances of single-family uses being converted into commercial uses. Such a land use layout is not consistent with conventional planning standards, locates high-intensity uses with low-intensity uses, and overall creates a pervasive "disharmony" of uses within the area. These incompatibilities are further exacerbated by an area-wide lack of buffering or transitional space between competing land uses. Such inconsistent and piecemeal land uses creates undesirable parcel assembly for future development opportunities.

Conflicting Modes of Transportation –Unsuitable/Inappropriate Uses

As a result of historical land use inadequacies throughout the RPA, there exist issues with pedestrian safety and conflicting modes of transportation. Often, pedestrians and automobiles are in direct conflict and neither have a clearly designated path to their destinations. According to Village documents, many pathways in Project Area are designated as "unrewarding," which presents an unwelcoming environment for pedestrians and discourages patrons and activity in the commercial area. For example, the First National Bank building on Broadway and Washington Ave, was not designed for a pedestrian oriented area, but was designed as single use building with minimal setback and little transparency.

Furthermore, the "layout" of a rotary or traffic circle located at the center of the TIF District itself exacerbates transportation issues. In part, this is due to the fact that (a) rotaries are nearly non-existent in greater Chicago (so drivers are not accustomed to using them), (b) four roads rather than two roads converge at the circle, and (c) the limited traffic configuration of the site. The current rotary layout lacks wide lanes, ample signage, and a clear configuration or path for the motorist to travel, all of which are necessary in more modern and contemporary traffic circle design.

6) <u>Inadequate Utilities</u>: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

After consultation with Village Staff regarding the proposed Project Area qualification, Edwin Hancock Engineering Co. was asked by the Village to evaluate the current state of existing utilities throughout the proposed Area. The September 2015 report detailed several areas of concern, and are listed as follows:

#### Combined Sewer System

The majority of Project Area is serviced by existing combined sewers, which typically consist of clay pipes ranging in size from four (4") to twelve (12") inches in diameter and were the original combined sewers installed when the area was developed. The combined sewer system currently lacks the capacity to transport most rain events and this inadequacy often results in basement and on-street flooding. Additionally, the sewers are over 75 years old and are reaching the end of their useful life. Such issues reflect the insufficient capacity of the existing sewer system to serve the uses in the Project Area, as determined by independent engineering reports.

#### Water System

The existing water main system within the CBD area consists of cast iron pipes ranging in size from twelve (12") to twenty-four (24") inches in diameter and were the original water mains installed when the area was developed. The water mains are over 75 years old and are reaching the end of their useful life. Depending on the types and sizes of future developments in this area, some of the 4" and 6" water mains may need replacement in order to provide adequate fire flow to the new developments.

#### Stormwater Management Facilities

The properties included in the proposed Project area were developed prior to the establishment of stormwater management regulations and as a result, do not include stormwater management facilities. This conflicts with current Village and Metropolitan Water Reclamation District of Greater Chicago (MWRD) requirements and is therefore evidenced as currently lacking within the proposed Project Area. Further, stormwater management facilities will be required for all commercial property improvements and developments that exceed 1,500 square feet of improvement.

The aforementioned inadequacies relating to public utilities provide further evidence to confirm that the area is ill-suited to support existing and future development.

#### VI. <u>SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION</u>

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the RPA.

- 1. The area is contiguous and is greater than 1½ acres in size;
- 2. The proposed RPA will qualify as a "conservation area." Further, the conservation area factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
- 3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
- 4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- 5. The area would not be subject to redevelopment without the investment of public funds, including incremental property tax revenue.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the RPA.

APPENDIX A
Tax Parcels for RPA

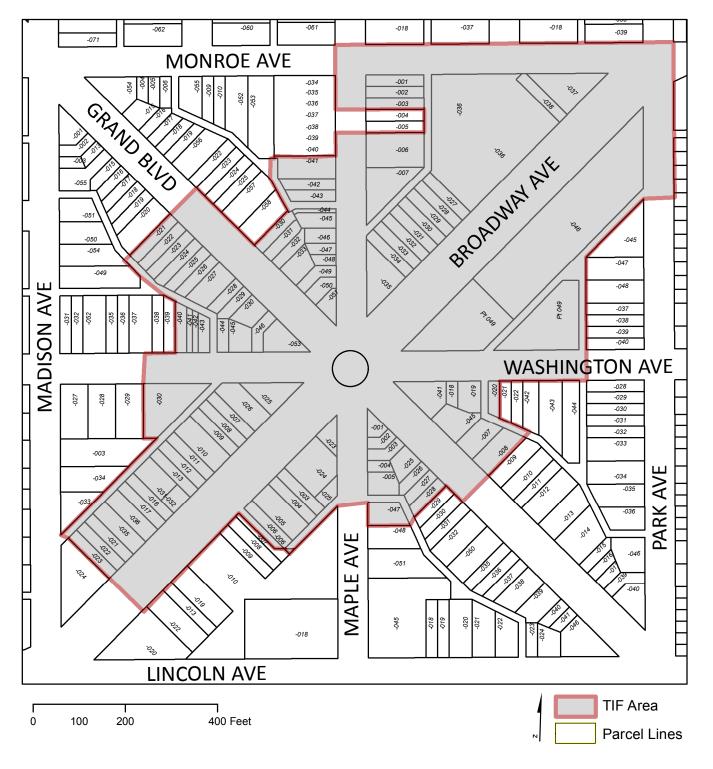
#### Brookfield- Eight Corners TIF PIN List

	PIN
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	15-34-130-022-0000
	15-34-130-023-0000
	15-34-130-025-0000
	15-34-130-026-0000
	15-34-130-027-0000 15-34-130-028-0000
	15-34-130-028-0000
	15-34-130-030-0000
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APPENDIX B
Boundary Map of RPA



## Eight Corners TIF District Brookfield, IL

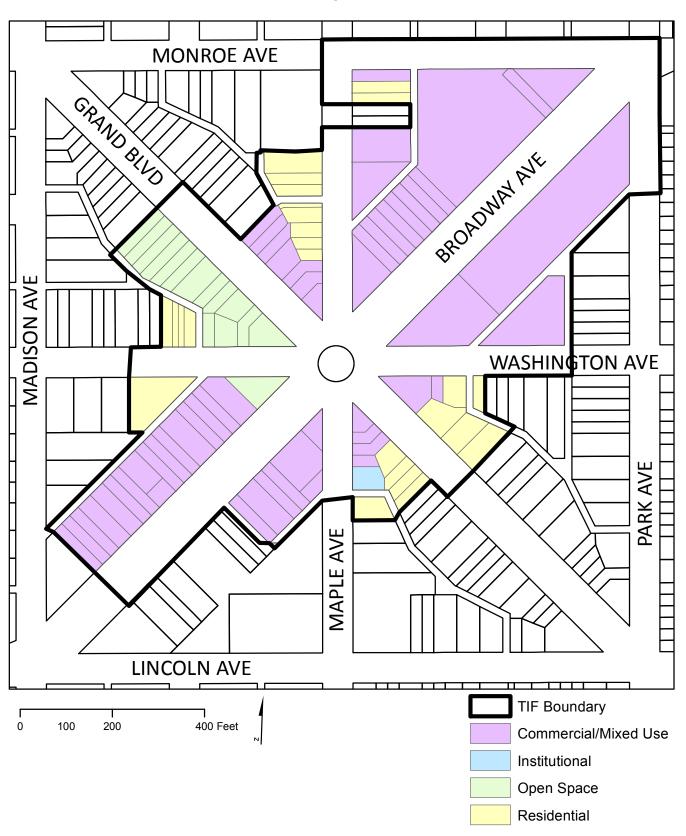


### **EXHIBIT 4**

**EXISTING LAND USE MAP** 



# Eight Corners TIF District Brookfield, IL Existing Land Uses

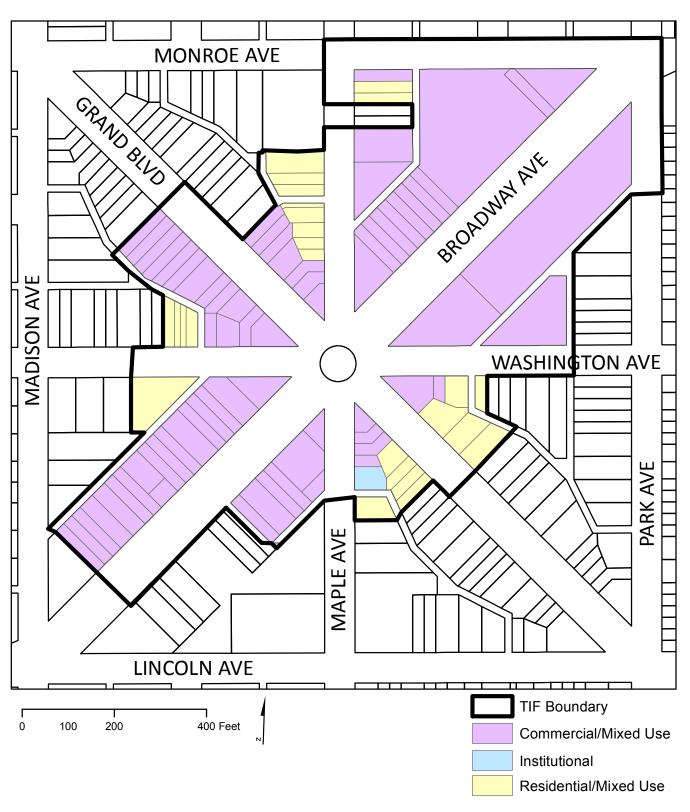


### **EXHIBIT 5**

PROPOSED LAND USE MAP



# Eight Corners TIF District Brookfield, IL Proposed Land Uses



### VILLAGE OF BROOKFIELD BROOKFIELD, ILLINOIS 60513

# JOURNAL OF THE PROCEEDINGS OF THE PRESIDENT AND THE BOARD OF TRUSTEES AT A REGULAR VILLAGE BOARD MEETING

# HELD ON MONDAY, AUGUST 22, 2016 IN THE BROOKFIELD MUNICIPAL BUILDING

MEMBERS PRESENT:

President Kit Ketchmark, Trustees Michael Garvey, Nicole Gilhooley, Michelle Ryan,

Brian Oberhauser and Trustee LeClere. Village Clerk Brigid Weber.

MEMBERS ABSENT:

**Trustee Evans** 

ALSO PRESENT:

Police Chief James Episcopo

Finance Director Doug Cooper Public Works Director Ken Blaauw Village Engineer Derek Treichel

Deputy Clerk Theresa Coady

Village Manager Keith Sbiral

Fire Chief Patrick Lenzi

Human Resources Director Michelle Robbins Economic Development Director Nick Greifer

Village Attorney Richard Ramello

OTHERS PRESENT:

Village Planner Emily Egan

On Monday August 22, 2016 President Ketchmark called the Village Board of Trustees meeting to order at 6:30 P.M. and led the Pledge of Allegiance to the Flag.

### APPOINTMENTS AND PRESENTATIONS - None

### **OMNIBUS AGENDA**

Approval of Minutes: Village Board Meeting Monday, July 25, 2016; Committee of the Whole Meeting, Monday, July 25, 2016

Motion by Trustee Garvey, seconded by Trustee LeClere, to approve the Omnibus Agenda of the Regular Village Board Meeting of August 22, 2016. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

#### REPORTS OF SPECIAL COMMITTEES

### Finance & Conservation - Trustee Oberhauser

### Approval of Warrant dated August 8, 2016 - \$636, 980.44

Motion by Trustee Oberhauser, seconded by Trustee Ryan to approve the Warrant Dated August 22, 2016 in the amount of \$636,980.44. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

### Approval of Warrant dated August 22, 2016 - \$1,547,411.03

Motion by Trustee Oberhauser, seconded by Trustee Ryan to approve the Warrant Dated August 22, 2016 in the amount of \$1,547,411.03. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

### Conservation Commission

Conservation Commission meeting preparing for Meet the Creek on September 17, 2016 Meeting room to possible change due to early voting activities.

### Library & Parks & Recreation – Trustee Gilhooley

Parks and Recreation meeting scheduled for September 20, 2016

### Beautification, Chamber of Commerce – Trustee Ryan

Beautification Commission met August 12, 2016.
Fall decorating scheduled for September 26 and 27.
Project NICE scheduled for October 15, 2016
Beautify Brookfield Duck Race scheduled for September 24, 2016.
Art Fest scheduled for September 24, 2016
Farmers Market update
Monsters on Main Street and Holiday Celebration being planned.
Annual 60-to-Win Chamber fundraising activity.

### Administration, DPW, Public Safety – Trustee Evans

No Report

### Special Events – Trustee LeClere

No report

### Planning and Zoning Commission, WCMC Solid Waste – Trustee Garvey

Planning and Zoning recommendation regarding 934 Fairview Project on Agenda for discussion at the Committee of the Whole Meeting this evening.

Planning and Zoning meeting scheduled for August 25, 2016 has been cancelled.

No WCMC meetings since last Village Board Meeting.

### Economic Development, Brookfield Zoo, WCMC, PZED – President Ketchmark

The Planning and Zoning Economic Development meeting prior to Board meeting included Staff's initiative to meet with existing businesses regarding retention and how to best serve our local businesses.

Record number of permits issued during first six months of 2016 for improvement projects.

Zoning Modernization to be presented at a Public Hearing to be scheduled for September.

Public Hearing regarding Eight Corners TIF project scheduled for September 12, 2016.

Comprehensive Plan project kickoff scheduled for October – with an estimated timeline of eighteen months.

### **NEW BUSINESS**

Ordinance 2016-39 – An Ordinance Providing for and requiring the submission of a proposition of issuing not to exceed \$10,300,000 General Obligation Library Bonds to the voters of the Village of Brookfield, Cook County, Illinois, at the General Election to be held on the 8th day of November, 2016

Motion by Trustee Garvey, seconded by Trustee Oberhauser, to approve Ordinance 2016-39 – An Ordinance Providing for and requiring the submission of a proposition of issuing not to exceed \$10,300,000 General Obligation Library Bonds to the voters of the Village of Brookfield, Cook County, Illinois, at the General Election to be held on the 8th day of November, 2016. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

Ordinance 2016-40 – An Ordinance Amending Article IX entitled "Stopping, Standing and Parking" of Chapter 54 entitled "Traffic and Motor Vehicles" of the Code of Ordinances, Village of Brookfield, Illinois, to restrict parking on Madison Avenue in the Village of Brookfield, Illinois

Motion by Trustee Ryan, seconded by Trustee LeClere, to approve Ordinance 2016-40 – An Ordinance Amending Article IX entitled "Stopping, Standing and Parking" of Chapter 54 entitled "Traffic and Motor Vehicles" of the Code of Ordinances, Village of Brookfield, Illinois, to restrict parking on Madison Avenue in the Village of Brookfield, Illinois. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

### Village Manager's Report – Keith Sbiral

### Completed Projects and Updates:

Street Striping
Cracked sealing program
Shields Avenue paving and striping; sod to be done in cooler weather
26th Street sewer and concrete – to be completed this week
Bond Issuances for nine million dollars closed late last month at 2.04%
Forty-four hundred block of Raymond – concrete work done by Public Works
Pump station work update
Early Voting to begin October 24, 2016
Sculpture recoat – thanks to donation from Kiwanis
Property Maintenance Program to take on a more secular approach versus complaint based.
2017-18 Budget Process to begin before next Board meeting in September.
Change in IT providers; contract info to follow.

Grants obtained: Active Transportation Alliance Grant (\$30,000-\$50,000) for planning technical assistance; Brookfield Police Department obtained grant from Riverside-Brookfield for \$7,000.00 for a digital radar sign to be posted at Hollywood School. Fire Department also received a grant from Riverside-Brookfield for AED systems - \$10,000.00. Cook County Development Block Grant Program for 2016 in the amount of \$200,000.00 for storm water and street paving improvements on Raymond Avenue to be done in 2017.

### **TEMPORARY RECESS**

Motion by Trustee Garvey, seconded by Trustee LeClere, to approve to adjourn the Regular Village Board of Trustees meeting of May 9, 2016 in order to conduct a Committee of the Whole meeting at 7:02 P.M. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

### RECONVENE REGULAR VILLAGE BOARD MEETING

Motion by Trustee Garvey, seconded by Trustee LeClere, to reconvene the Regular Village Board Meeting of August 22, 2016 at 8:17 P.M. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

### **EXECUTIVE SESSION**

Motion by Trustee Oberhauser, seconded by Trustee Ryan, to adjourn the Regular Village Board Meeting of August 22, 2016 at 8:18 P.M. in order to conduct an EXECUTIVE SESSION - pursuant to Section 2(c)(11) of the Open Meetings Act to discuss pending litigation, pursuant to Section 2(c)(5) of the Open Meetings Act to discuss purchase or lease of real property for the village's use, pursuant to Section 2(c)(6) of the Open Meetings Act to discuss the setting of a price for sale or lease of village property and pursuant to Section 2(c)(1) of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific village employees. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

### RECONVENE REGULAR VILLAGE BOARD MEETING

Motion by Trustee LeClere, seconded by Trustee Garvey, to reconvene the Regular Village Board Meeting of August 22, 2016 at 9:29 P.M. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None, Absent: Trustee Evans.

### **ADJOURNMENT**

Motion by Trustee Oberhauser, seconded by Trustee Gilhooley, to adjourn the Regular Village Board Meeting of August 22, 2016 at 9:30 P.M. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

Brigid Weber Village Clerk Village of Brookfield

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# JOURNAL OF THE PROCEEDINGS OF THE PRESIDENT AND THE BOARD OF TRUSTEES AT A COMMITTEE OF THE WHOLE MEETING HELD ON MONDAY AUGUST 22, 2016 IN THE BROOKFIELD MUNICIPAL BUILDING

MEMBERS PRESENT:

President Kit Ketchmark, Trustees Michael Garvey, Nicole Gilhooley, Michelle Ryan,

Brian Oberhauser and Trustee LeClere. Village Clerk Brigid Weber.

MEMBERS ABSENT:

**Trustee Evans** 

ALSO PRESENT:

Police Chief James Episcopo Finance Director Doug Cooper

Public Works Director Ken Blaauw Village Engineer Derek Treichel Deputy Clerk Theresa Coady Village Manager Keith Sbiral Fire Chief Patrick Lenzi

Human Resources Director Michelle Robbins Economic Development Director Nick Greifer

Village Attorney Richard Ramello

**OTHERS PRESENT:** 

Village Planner Emily Egan

On Monday, August 22, 2016, President Kit Ketchmark called the Committee of the Whole meeting to order at 7:03 P.M.

### **Discussion Items**

### Fire Department Surplus

Fire Department Chief requests that a Canon copier and an HP Desk Jet printer be disposed of as this equipment is no longer being used by the Brookfield Fire Department. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for September 12, 2016.

### Liquor License Request - Hitzeman Funeral Home

Village Attorney to prepare an ordinance to create a new class of liquor license pertinent to the funeral home industry for Board review at the Regular Village Board meeting scheduled for September 12, 2016

### Liquor License Request - Chamber Art Show

The Chamber of Commerce has requested a Class 8 and a Class S3 license for their Art Show event scheduled for September 24, 2016 at Kiwanis Park. The Village Attorney to prepare an Ordinance for the Class 8 and the Class S3 licenses to be on agenda for approval vote at the Regular Village Board meeting scheduled for September 12, 2016

### Liquor License Request - Paisan's Pizza

The owner of Luigi's Paisans Pizza II, Inc. has requested a Class 5 Beer and Wine license for his restaurant located at 3720 Grand Boulevard. The Village Attorney to prepare an Ordinance for the Class 5 licenses to be on agenda for approval vote at the Regular Village Board meeting scheduled for September 12, 2016.

### Planning and Zoning Case #16-01 8934 Fairview Ave

Village Staff recommends the Village Committee of the Whole review this special use Final Planned Development, the conditions recommended by the PZC and consider crediting the applicant for a portion of the previously paid building permit fees and request that the Village Attorney draft an ordinance to be on agenda for approval vote at the Regular Village Board meeting scheduled for September 12, 2016.

### Levy of Additional Taxes for Library Purposes

Resolution to be prepared for annual resolution to authorize additional .02% for the purpose of funding various library property, building and maintenance projects in the amount of \$65,000.00. Resolution to be on agenda for approval vote at the Regular Village Board meeting scheduled for September 12, 2016.

### Funding for Village Hall Parking Lot Resurfacing Project

Staff recommends the authorization of the resurfacing of the Village Hall parking lot by K-Five Construction. Proposal from said contractor to be on agenda for approval vote at the Regular Village Board meeting scheduled for September 12, 2016.

### ADJOURNMENT

Motion by Trustee Gilhooley, seconded by Trustee Oberhauser, to adjourn the Committee of the Whole Meeting of August 22, 2016 at 8:17 P.M. Upon roll call the motion carried as follows: Ayes; Garvey, Gilhooley, Ryan, Oberhauser and LeClere. Nays: None. Absent: Trustee Evans.

Brigid Weber Village Clerk Village of Brookfield

/lls

### **VILLAGE OF BROOKFIELD**

# CORPORATE WARRANT – 09/12/2016 FOR THE PERIOD 08/23/2016 TO 09/12/2016

TO THE TREASURER OF THE VILLAGE OF BROOKFIELD -

YOU ARE HEREBY AUTHORIZED AND DIRECTED TO MAKE PAYMENT ON THE ITEMS LISTED AND APPROVED BY THE PRESIDENT AND TRUSTEES AND TO CHARGE THE SAME TO THE ACCOUNTS SO DESIGNATED.

\*\*\*\*APPROVED FOR PAYMENT – VILLAGE OF BROOKFIELD BOARD\*\*\*\*

Corporate Warrant # 09/12/2016 in the Total Amount of \$2,068,088.18

President			
Chairman of Finance Committee		!	. :
		*	
Village Manager	•		
Village Clerk			ī

# Corporate Warrant-09/12/2016

From Payment Date: 8/23/2016 - To Payment Date: 9/12/2016

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
Check	IC FUND CHEC	KING							
20313	08/23/2016	Open			Utility Management Refund	BABICH, L, J	\$9.14		
20314	08/23/2016	Open			Utility Management Refund	MILNOVIC, ZIVKO	\$17.27		
20315	08/23/2016	Open			Utility Management Refund	INVITATION HOMES	\$39.13		
20316	08/23/2016	Open			Utility Management Refund	RODRIGUEZ, CLAUDIA	\$67.04		
20317	08/23/2016	Open			Utility Management Refund	KINGZETTE, MARY	\$109.94		
20318	08/23/2016	Open			Utility Management Refund	THE ESTATE OF GERALDINE HLETKO	\$35.20		
20319	08/23/2016	Open			Utility Management Refund	NELL, DONALD	\$35.20		
20414	08/23/2016	Open	•		Utility Management Refund	FIRST NATIONAL BANK OF BROOKFIELD	\$20.86		
20415	08/23/2016	Open			Utility Management Refund	INVITATION HOMES	\$67.04		
20416	08/23/2016	Open			Utility Management Refund	CIHLAR, GREGORY	\$1.99		
20417	08/23/2016	Open	•		Utility Management Refund	KENSINGTON PROPERTIES,	\$35.20		
20418	08/23/2016	Open	·		Utility Management Refund	URQUIZO, WENSESLADO	\$16.17		
20419	08/23/2016	Open	·		Utility Management Refund	KRAMER, STEPHANIE	\$94.95	* .	
20420	08/23/2016	Open			Utility Management Refund	STRUTZ, DAVID	\$80.85		
20421	08/23/2016	Open			Utility Management Refund	NANCE, BOBBI	\$35.20		
20422	08/23/2016	Open			Utility Management Refund	LA BARBERA, PAULA	\$78.33		
20423	08/23/2016	Open			Utility Management Refund	SOBYRA, ALEX	\$74.04		
20424	08/23/2016	Open			Utility Management Refund	Gujanicic, Dragana	\$3.40		
20425	08/23/2016 Invoice	Open	Date	Description	Accounts Payable	Treasurer, State of Illinois	\$3,948.75		
	50401		08/23/2016	traffic lights		Amou \$3,948.7			
20426	08/23/2016 Invoice	Open		Description	Accounts Payable	Trugreen	\$85.00		
	51219985		Date 08/23/2016	Description vegetation con	trol	Amou \$85.0			
20427	08/23/2016	Open		1.393(200) 10011	Utility Management	FIEDLER, PATRICIA, J	\$58.53		
20428	08/23/2016	Open			Refund Utility Management	GRANDVIEW CAPITAL, KEN	\$7.29		
20429	08/23/2016	Open			Refund Utility Management Refund	FORBERG WENTZLOFF, REID	\$10.48		

user: Megan Shilney

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20430	08/29/2016	Open	_		Accounts Payable	Car Reflections	\$2,130.00		
	Invoice		Date	Description		Amount			
	16-248 16 <b>-</b> 268		08/29/2016	striping and le	ttering on squad cars	\$1,520.00			
			08/29/2016	striping and le	ttering on squad cars	\$610.00			
20431	08/30/2016	Open			Utility Management Refund	VASIC, DOBROSAV	\$20.20		
20432	09/01/2016	Open			Utility Management Refund	SULLIVAN, AMY	\$35.89		
20433	09/01/2016	Open			Utility Management Refund	VILLANUEVA, SYLVIA	\$210.02		
20434	09/02/2016	Open			Utility Management Refund	SCHWENDT , ESTATE OF E	\$61.26		
20435	09/12/2016	Open			Accounts Payable	A & M Parts Inc.	\$382.14		
	Invoice		Date	Description		Amount			
	586390		08/30/2016	capsule		(\$29.32)			
	587382		08/30/2016	hose clamps		\$72.20			
	588597		09/07/2016	vehicle repair		\$276.76	· ·		
	587471		09/07/2016	vehicle repair	parts	\$62.50			
20436	09/12/2016	Open			Accounts Payable	Accurate Tank Technologies	\$132.00		
•	Invoice	· · · · · · · · · · · · · · · · · · ·	Date	Description		Amount			
	25558		08/26/2016	micron bio tek		\$132.00			
20437	09/12/2016	Open			Accounts Payable	American Fidelity Assurance	\$1,879.62		
	Invoice		Date	Description	-	Amount			
	b503276		08/30/2016	insurance prei	mium	\$1,879.62			
20438	09/12/2016	Open	•		Accounts Payable	Animal Welfare League	\$190.50		
	Invoice		Date	Description	•	Amount	•		
	7618		09/07/2016	1 dog, 1 cat 3	day hold	\$190.50			
20439	09/12/2016	Open			Accounts Payable	Aramark Refreshment Services	\$90.00		
	Invoice	•	Date	Description		Amount	***************************************		
	513069		09/07/2016	innovative chil	ler	\$90.00			
20440	09/12/2016	Open			Accounts Payable	AT&T	\$3,226.31		
	Invoice		Date	Description	, too and tay about	Amount	Ψ0,μμο.ο 1		
	2016-0000056	61	08/26/2016	708-Z14-0045	566 0	\$2,262.92			
	2016-0000056	62	08/26/2016	708-Z14-0019	530 8	\$321.13			
	2016-000005	63	08/26/2016	708-Z14-0030	532 9	\$321.13			
	2016-000005	64	08/26/2016	708-Z14-0033	533 4	\$321.13			
20441	09/12/2016	Open			Accounts Payable	Avalon Petroleum Co.	\$12,256,73		
	Invoice	• •	Date	Description		Amount	<b>V12,200.10</b>		
	017418		08/30/2016	fuel		\$3,437.73			
	456370		08/30/2016	fuel		\$8,819.00			
20442	09/12/2016	Open			Accounts Payable	B & F Construction Code Services, Inc.	\$3,618.18		
	Invoice		Date	Description		Amount			
	44524		08/26/2016		IEW 3802 RAYMOND	\$1,312.50	i		
	44567		08/26/2016		N PERMIT REVIEW	\$212.48			
	44502		08/26/2016		RMIT REVEIW	\$719.60			
	44662		09/07/2016	july inspection	ıs	\$720.00			

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	44566		09/07/2016	3939 Madison	project review		\$653.60			
20443	09/12/2016	Open			Accounts Payable	Battery Service Corp		\$552.50		
	Invoice	•	Date	Description			Amount			
	0015243		08/30/2016	12 volt			\$552.50			
20444	09/12/2016	Open			Accounts Payable	Bluder's Tree Sevice		\$2,200.00		
	Invoice	·	Date	Description	•		Amount	,,		
	4160		08/30/2016	storm damage	tree removal emergend	у	\$2,200.00			
20445	09/12/2016	Open			Accounts Payable	Blue Cross Blue Shield of	IL	\$152,932.92		
	Invoice		Date	Description			Amount	,		
	2016-000005	77	08/29/2016	medical insura	ance premiums-acct #05	1133	152,932.92			
20446	09/12/2016	Ореп			Accounts Payable	BridgePay Network Solution	ns LLC	\$31.60		
	Invoice	•	Date	Description			Amount			
	1375		09/07/2016	AUGUST tran	sactions		\$31.60			
20447	09/12/2016	Open			Accounts Payable	Brookfield True Value Hare	dware	\$77.26		
	Invoice		Date	Description	•		Amount			
	573.593,615.	643	08/26/2016	JANITORIAL.			\$77.26			
20448	09/12/2016	Open			Accounts Payable	C.O.P.S. Testing Service,	Inc.	\$3,200.00		
	Invoice		Date	Description	·	_	Amount			
	103781		08/30/2016	<ul> <li>Lieutenant Pro</li> </ul>	omotion assessment cer	iter	\$3,200.00			
20449	09/12/2016	Open			Accounts Payable	Case Lots, Inc.		\$900.55		
	Invoice		Date	Description			Amount			
	015255		08/26/2016	JANIROTIAL			\$443.55			
	015313	•	09/07/2016	janitorial supp			\$167.70			
	015312	_	09/07/2016	janitorial supp			\$289.30			
20450	09/12/2016	Open	· •		Accounts Payable	Chicago Office Products		\$341.92		
	Invoice 895721-0		Date 08/26/2016	Description batteries			Amount			
	895721-1		08/26/2016	office supplies	,		\$60.06 \$15.12			
	896231-0		08/30/2016	office supplies			\$76.67			
	896578-0		09/07/2016	ink			\$109.74			
	896174-0		09/07/2016	office supplies	3		\$80.33			
20451	09/12/2016	Open			Accounts Pavable	Cintas Corp		\$139.43		
	Invoice	464	Date	Description	. too and a dyabio	omido oorp	Amount	ψ100,40		
	9010092660		08/26/2016	first aid kit sur	oplies		\$58.36			
	5005828624		08/26/2016	first aid suppli	es		\$81.07			
20452	09/12/2016	Open			Accounts Payable	Ciorba Group		\$10,193,47		
	Invoice	·	Date	Description	·	·	Amount			
	22776		08/30/2016	infrastructure Creek	engineering Brookfield A	ve over Salt	\$8,633,47			
	0022786		08/30/2016		pecial Bridge inspection		\$1,560.00			
20453	09/12/2016	Open			Accounts Pavable	Comcast		\$28.52		
	Invoice	S. L. A. I.	Date	Description			Amount	¥20.02		
	2016-000005		08/26/2016		0009616 - cable at VH		\$10.55			
	2016-000005	60	08/26/2016	8771 20 167 (	0016389 - cable at DPW	•	\$17.97			

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20454	09/12/2016	Open			Accounts Payable	ComEd	\$795.23		
	Invoice		Date	Description		Amount			
	2016-000005		08/26/2016		svc @ 9001 Shields	\$89.60			
	2016-000005		08/29/2016		svc @ 4315 Park Conce				
	2016-000005		08/29/2016		svc @ 4315 Park Conce				
	2016-000005		09/07/2016		svc @ 8652 Southview	\$30.70			
	2016-000005	93	09/07/2016	2083099069 -	svc @ 8501 Brookfield	\$53.59			
20455	09/12/2016	Open			Accounts Payable	Community Park District of LaGrange Park	\$5,282.96		
	Invoice		Date	Description		Amount			
	08292016		09/07/2016	co-op billing 2	016	\$5,282.96			
20456	09/12/2016	Open			Accounts Pavable	Crown Trophy	\$39.00		
20100	Invoice	Орон	Date	Description	Accounts Fayable	Amount	Ψ00.00		
	28312	· · · · · · · · · · · · · · · · · · ·	08/26/2016	2x12 name pla	ate	\$13.00			
	28335		08/29/2016	name plate	ate	\$26.00			
		_	00/20/2010	name plate		· ·			
20457	09/12/2016	Open	<b>-</b> .		Accounts Payable	De Lage Landen Public Finance	\$2,177.00		
	Invoice	l adiaba	Date	Description	· · · · · · · · · · · · · · · · · · ·	Amount			× 1
	2016-000005	5/	08/26/2016	copier contrac	ts	\$2,177.00			
20458	09/12/2016	Open			Accounts Payable	Delta Dental Of Illinois - Risk	\$9,349.78		
	Invoice		Date	Description		Amount			-
	2016-000005	73	08/29/2016	Dental Insura	nce - group #10448-000-	-00002-00001 \$149.08			
	2016-000005	74	08/29/2016	Vision Insurar	ice	\$232.83			
•	2016-000005	79	08/29/2016	Dental Insura	nce - group #10448-000-	-00001-00000 \$8,967.87			
20459	09/12/2016	Open			Accounts Payable	Door Systems	\$303.62		
	Invoice	орол	Date	Description	, too at the first and a second	Amount	<b>4000.02</b>		
	827228		08/26/2016	door repair		\$303.62			
00400		0	************	aco, topan	A		0074 50		
20460	09/12/2016	Open	D-4-	D	Accounts Payable	EMSAR/ERLA Inc.	\$971.58		
	Invoice		Date	Description	ATA AT AT ALL ALL ALL ALL ALL ALL ALL AL	Amount			
	57769		08/26/2016	RESTRAINT	STRAP, STAIR CHAIR	\$971.58			
20461	09/12/2016	Open			Accounts Payable	Essential Equipment Solutions	\$5,565.40		
	Invoice		Date	Description		<u>Amount</u>			
	4632		08/30/2016	uniforms		\$5,565.40			
20462	09/12/2016	Open			Accounts Payable	Factory Motor Parts	\$137.50		
	Invoice		Date	Description	, 1000 a	Amount	4.000		
	50-1388128		08/26/2016	motor, wire as	sembly	(\$118.47)		•	
	50-1403750		08/26/2016	cooling ford 'C	•	\$77.71			
	50-1384427		08/26/2016	motor, blades		\$56.38			
	50-1384434		08/26/2016	fuse		\$3.41			
	50-1384114		08/26/2016	ford wire asse	embly	\$118.47			
20463	09/12/2016	0			-		A00.40		
20463		Open	D-4-	Deservice	Accounts Payable	FedEx	\$20.46		
	Invoice		Date	Description		Amount			
	5-523-23224	•	08/30/2016	shipping		\$20.46			
20464	09/12/2016	Open			Accounts Payable	Fire Service, Inc.	\$5,048.40		
	Invoice		Date	Description		Amount			
	21903		08/26/2016	cylinders, lad	der maintenance, cylinde	er rebuild \$5,048.40			

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20465	09/12/2016	Open			Accounts Payable	First Responders Wellness Center	\$400.00		
	Invoice		Date	Description	-	Amount			
	McCroary		08/30/2016	psychological	testing	\$400.00			
20466	09/12/2016	Open			Accounts Payable	Freeway Ford Truck Sales Inc.	\$29.22		
	Invoice	Орон	Date	Description	7 tooo anto 1 ayabic	Amount	444.44		
	480269		08/26/2016	vehicle parts		\$29.22			
20467	09/12/2016	Onen	33/25/2013		A a a a conta Documble		*** 50		
20407		Open	Dete	Danamintian	Accounts Payable	Fullmer Locksmith Service	\$45.50		
	Invoice n06961		Date 08/30/2016	Description		Amount			
			06/30/2016	lockset, cut ke	ys	\$45.50			
20468	09/12/2016	Open			Accounts Payable	Groot Industries, Inc.	\$1,010.79		
	Invoice		Date	Description		Amount			
	14332268		08/30/2016	garbage		\$1,010.79			
20469	09/12/2016	Open	•		Accounts Payable	Hancock Engineering	\$123.00		
	Invoice		Date	Description		Amount	Ψ (20,00		
	16-0493		09/07/2016	LMO-2 Annua	l Reporting	\$123,00			
20470	09/12/2016	Open			, -	,	05470500		
20470	Invoice	Open	Date	Donorintian	Accounts Payable	HL Landscape	\$54,735.00		
	1491-15	***************************************	08/26/2016	Description		Amount	•		
	1477-15		08/26/2016	landscaping landscaping		\$7,905.00			
	1478-15		08/26/2016	weeding/lands	20000	\$990.00 \$1,145.00			
	1526		08/30/2016	landscaping	scape	\$1,145.00 \$660.00			
	1528		08/30/2016	landscaping		\$1,380.00			
•	1531		08/30/2016	landscaping		\$1,500.00			
-	1535		08/30/2016	landscaping		\$660.00			
	1533		08/30/2016	landscaping		\$765.00			
-	1525		08/30/2016	landscaping		\$1,145.00			
	1529		08/30/2016	landscaping		\$1,145.00			
	1532		08/30/2016	landscaping		\$1,145.00			
	1536		08/30/2016	landscaping		\$1,145.00			
	1520		08/30/2016	landscaping		\$5,270.00			
	1527		08/30/2016	landscaping		\$12,595.00			
	1530		08/30/2016	landscaping		\$11,120.00			
	1534		08/30/2016	landscaping		\$5,270.00			
	1541		08/30/2016	landscaping		\$290,00			
	1540		08/30/2016	landscaping		\$60.00			
	1539		08/30/2016	landscaping		\$270.00			
	1537		08/30/201 <del>6</del>	landscaping		\$75.00			
	1538		08/30/2016	landscaping		\$110.00			
20471	09/12/2016	Open			Accounts Payable	1DVille	\$3,491.64		
20471	Invoice	Open	Date	Description	Accounts Fayable		Φ3,491.0 <del>4</del>		
	3082832		09/07/2016		antage for Let's Win	Amount \$3,491.64			
00475		•	00/07/2010	ID Maker adve	-	•			
20472	09/12/2016	Open			Accounts Payable	Illinois Paper & Copier Co.	\$857.51		
	Invoice		Date	Description		Amount			
	in238013		08/29/2016	office supplies	5	\$843.90			
	IN240669		09/07/2016	copies		\$13.61			

# **Corporate Warrant-09/12/2016**

From Payment Date: 8/23/2016 - To Payment Date: 9/12/2016

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
20473	09/12/2016	Open			Accounts Payable	Kieft Bros Inc.		\$563.67		
	Invoice	•	Date	Description	•	Α	Amount			
	220357		08/30/2016	flat top cover,	grate, frame	\$4	563.67			
20474	09/12/2016	Open			Accounts Pavable	LA Fasteners Inc.		\$41.17		
20414	Invoice	Open	Date	Description	Accounts Layable		Amount	Ψ-1.17		
	1-106328		09/07/2016	adapters	0.1100		\$41,17			
00475		0	33,37,2313	ачартого	A a a a compta. Danca la fa		•	£400.40		
20475	09/12/2016	Open	Data	Danadation	Accounts Payable	Lawson Products, Inc.	l un no cond	\$493.48		
	Invoice 9304290157		Date 08/26/2016	Description	ala aura		100 100 100 100 100 100 100 100 100 100			
				22 inch wldrs	sieeve					
	9304314522		09/07/2016	tools			422.16			
20476	09/12/2016	Open			Accounts Payable	Lehigh Hanson		\$497.69		
	Invoice		Date	Description			\mount_			
	5578393		08/26/2016	backfill		·	174.47			
	5579044		08/26/2016	bed backfill			124.68			
	5580783		08/30/2016	bedd/backfill		\$	198.54			
20477	09/12/2016	Open			Accounts Payable	Living Waters Consultants, Inc.		\$1,475.00		
	Invoice	·	Date	Description	•		Amount			
	2060	***************************************	09/07/2016	plant mainten	ance	\$1,	475.00			
20478	09/12/2016	Open		•	Accounts Payable	Madison National Life Insurance	e Co	\$718.04		
20470	Invoice	Ореп	Date	Description	Accounts t ayable	- 3	Amount	φ/10.04		
	2016-000005	72	08/29/2016	ins adm fees			718.04			- '
00470			-		A	· ·		6007.04		
20479	09/12/2016	Open	Data	D	Accounts Payable	Martin Implement		\$307.91		-
	Invoice		Date 08/30/2016	Description	10		Amount 307.91			
	p01158		06/30/2016	copil, hydrac 1			307.91			
20480	09/12/2016	Open			Accounts Payable	Menards		\$2,617.34		
	Invoice		Date	Description			Amount			
	43433		08/26/2016	2X3 8'			\$43.42			
	43655		08/26/2016	STREET MAT			026.90			
	43541		08/26/2016		alum med rivet, drill bits		\$22.26			
	43749		08/26/2016		ın, batteries, 6" blade		141.39			
	43975		08/30/2016	tools			\$92.16			
	44081		08/30/2016	dehumidifier			371.98			
	44992		09/07/2016	cast iron swiv			131.96			
	44910		09/07/2016	tools/supplies			\$68.23			
	44808		09/07/2016	cutting board,			\$54.75			
	44807		09/07/2016	tools, supplies			206.28			
	44709		09/07/2016	tools, supplies	•	\$	458.01			
20481	09/12/2016	Open			Accounts Payable	Miner Electronics Corp		\$270.00		
	Invoice		Date	Description			Amount			
	260875		09/07/2016	çar 466 no şir	en/lights	\$	270.00			
20482	09/12/2016	Open			Accounts Payable	Monroe Truck Equipment		\$9,245.00		
	Invoice		Date	Description		• •	Amount			
	73774		08/30/2016		lic reservoir w/ internal fil		,663.00			
	73773		09/07/2016	boss snow de			,582.00			
			00.0	2000 U.J. U		Ψ.,	,			

Wednesday, September 07,

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20483	09/12/2016	Open			Accounts Payable	Morning, Noon & Night Plumbing	\$390.00		
	Invoice		Date	Description		Amou	nt		
	17256		08/26/2016	PLUMBING RE	PAIR	\$390.0	00		
20484	09/12/2016	Open			Accounts Payable	NCPERS Group Life Ins.	\$200.00		
	Invoice		Date	Description	· ··ooco·······························	Amou			
	092016		09/07/2016	life insurance		\$200.0			
20485	09/12/2016	Open			Accounts Payable	O'Leary's Contractors Equipment & Supply, Inc	\$876.60		
	Invoice		Date	Description		Amou	nt		
	185633		08/30/2016	street material	S	\$876.6			
20486	09/12/2016	Open			Accounts Payable	Orkin Inc.			
20400	Invoice	Open	Date	Description	Accounts Payable		\$512.26		
	2016-000005	35	09/07/2016	pest control - 3	830 Manle	Amou \$67.3			
	2016-000005		09/07/2016	pest control - 4	•	\$49.8			
	2016-000005		09/07/2016	pest control - 4		\$61.2			
	2016-000005		09/07/2016	pest control - 4		\$73.8			
	2016-000005		09/07/2016		820 Brookfield	\$72.2			
	2016-000005		09/07/2016	•	re stations 1&2	\$119.0			
	2016-000005	91	09/07/2016	pest control - t		\$68.7			
20487	09/12/2016	Open	•		Accounts Payable	Perfect Mulch Products	\$160.00		
20407	Invoice	Open	Date	Description	Accounts rayable				
	24160		09/07/2016	tipping fee		Amou \$160.0			
00400		_	00/01/2010	apping icc					
20488	09/12/2016	Open	5.1		Accounts Payable	Pitney Bowes	\$2,000.00		•
	Invoice 08252016	VIII.	Date	Description		Amou			
			08/26/2016	POSTAGE		\$2,000.0	JO		
20489	09/12/2016	Open			Accounts Payable	Portable John, Inc.	\$170.17		
	Invoice		Date	Description		Amou			
	a-211296		08/30/2016	weekly service		\$170.	17		
20490	09/12/2016	Open			Accounts Payable	Priority Print	\$322.40		
	Invoice		Date	Description	-	Amou			
	20161630		08/26/2016	BUSINESS C	ARDS	\$65.2	25		
	20161485		08/26/2016	BUSINESS CA	ARDS, INSPECTION R	EPORTS \$212.6	35		
	20161586		08/29/2016	business card		\$44.5	50		
20491	09/12/2016	Open			Accounts Payable	Record Automatic Doors, Inc	\$886.82		
	Invoice		Date	Description	1 tooodillo 1 dydblc	Amou	• • • • • •		
	14232		08/30/2016	door maintena	nce	\$886.8			
20492	09/12/2016	Onon				·			
20432	Invoice	Open	Date	Description	Accounts Payable	Reliable Materials Lyons LLC	\$889.35		
	84028	***************************************	08/26/2016	Description GARBAGE	<del></del>	Amou \$88.			
	83846		08/26/2016	GARBAGE		\$00.4 \$102.6			
	82984		08/26/2016	GARBAGE		\$102.1 \$306.1			
	84586		08/26/2016	GARBAGE		\$505.1 \$55.1			
	85652		08/30/2016	street material	q	\$55.4 \$55.4			
	87218		09/07/2016	recycling	•	\$60.°			
	87509		09/07/2016	recycling		\$60. \$59.			
	87893		09/07/2016	recycling		\$112.			
			20.220.0	.00,09		φιτε	-		

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	86879		09/07/2016	recycling			\$49.73			
20493	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Richardson, Anita	Amount	\$2,400.00		
	2016-8		08/30/2016	professional se	ervices (hearings)		\$2,400.00			
20494	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Riggs Bros. of Downers Gro	ve Amount	\$368.00		
	129880		08/26/2016	REPAIR SEAT	ſ		\$368.00			
20495	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Sam's Club	Amount	\$127.52		
	004550		09/07/2016	cups, wipes, k	itchen bags		\$127.52			
20496	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Share Corp		\$592.50		
**	49321520		08/26/2016	CAR WASH A	ND WAX		Amount \$592.50			
20497	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Sherwin Williams Co.	Amount	\$531.90		
•	6876-0 7161-6 6805-9		08/26/2016 08/26/2016 08/26/2016	paint paint paint			\$45,29 \$455,23 \$31,38			
20498	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Sign Up Sign Co.	Amount	\$216.00		
10.1	16215		08/26/2016	36"x18" vinyl p	oole banners		\$216.00			
20499	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Smart Energy Systems	Amount	\$17,500.00		
	INV00497	***************************************	08/30/2016	smart custome	er mobile annual license	: fee \$	17,500.00	•		
20500	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	SOS Technologies	Amount	\$324,40		
	114387		09/07/2016	powerheart g5	intellisense defib pads	, masks	\$324.40			
20501	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Standard Equipment Co.	Amount	\$1,929.65		
	c15611 c15632		08/30/2016 09/07/2016	21wire, strip b sun visor	room		\$1,848.90 \$80.75			
20502	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Staples Advantage	Amount	\$115.26		
	3311026327		09/07/2016	office supplies	i		\$115.26			
20503	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Suburban Laboratories, Inc.	Amount	\$265.00		
20504	137753 09/12/2016	Open	09/07/2016	water testing	Accounts Payable	Swank Motion Pictures Inc.	\$265.00	\$262.00		
20004	Invoice rg2221292	Jp6.1.	Date 08/29/2016	Description dvd the incred	-	OWERTH INORIOTI FICTORES ITIC.	Amount \$262,00	υυ, Δυσφ		
20505	09/12/2016 Invoice	Open			Accounts Payable	Tameling Industries, Inc	•	\$240.00		
	0111201-IN		Date 08/30/2016	Description topsoil			Amount \$240.00			

# **Corporate Warrant-09/12/2016**

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20506	09/12/2016	Open			Accounts Payable	Theodore Polygraph Service	\$150.00		
	Invoice		Date	Description		Amount			
	5360		09/07/2016	polygraph exa	ms	\$150.00			
20507	09/12/2016	Open			Accounts Payable	Third Millennium Associates, Inc	\$13,473.51		
	Invoice		Date	Description		Amount			
	19805		08/26/2016	veh stickers		\$12,852.56			
	19756		08/29/2016	bill rendering		\$620.95			
20508	09/12/2016	Open			Accounts Payable	Thompson Elevator Inspection Service Inc.	\$193.00		
	Invoice		Date	Description		Amount			
	16-2913		09/07/2016		ent home elevator service				
	15-4059		09/07/2016	elevator servic	e	\$93.00			
20509	09/12/2016	Open			Accounts Payable	Tinley Ice Company	\$212.50		
	Invoice		Date	Description		Amount			
	286561		08/30/2016	ICE		\$212.50			
20510	09/12/2016	Open			Accounts Payable	Tischler Finer Foods	\$158.70		
	Invoice		Date	Description		Amount			
	001549-in		08/29/2016	grocery		\$158.70			
20511	09/12/2016	Open			Accounts Payable	Trugreen	\$787.50		
	Invoice	•	Date	Description	•	Amount			
	08312016		08/30/2016	LANDSCAPIN	G SUPPLIES	\$787.50			
20512	09/12/2016	Open			Accounts Payable	Unifirst Corporation	\$986.16		
	Invoice	-	Date	Description		Amount	*		
•	06109909540		08/26/2016	mat service		\$26.15			
	06109909562		08/26/2016	mat service		\$28.25			
	06109909551		08/26/2016	mat service		\$119.85			
	2016-0000055		08/26/2016	laundry service		\$154.47			
	08111371200		08/30/2016	LAUNDRY SE		\$154.47			
	0610992205Y 06109922062		08/30/2016	MAT SERVICE		\$119.85			
	06109922062 0610992204X		08/30/2016 08/30/2016	MAT SERVICE		\$28.25			
	0610993383	•	09/07/2016	MAT SERVICE mat service		\$26.15			
	0610993381		09/07/2016	mat service		\$28.25 \$26.15			
	0610993382		09/07/2016	mat service		\$119.85			
	0811138742z		09/07/2016	laundry		\$154,47			
20513	09/12/2016	Open		•	Accounts Payable	Verizon Wireless	\$04E 46		
20010	Invoice	Open	Date	Description	Accounts Fayable	Amount	\$215.46		
	2016-0000056	38	08/30/2016	wireless service	2	\$72.10			
	2016-0000058		09/07/2016	trustee ipads	~	\$143.36			
20514	09/12/2016	Open		Waaraa ipaaa	A annuata Davahla		04.000.00		
20014	Invoice	Open	Date	Description	Accounts Payable	Village of Riverside	\$1,000.00		
	20160519778	8	08/30/2016		atch consolidation fees	Amount \$1,000.00			
20515		*	00,00,2010	additional disp		, ,			
20515	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	Village of Romeoville Fire Academy Amount	\$450.00		
	2016-402		09/07/2016	truck company	/ oneration	\$450.00			

# Corporate Warrant-09/12/2016

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
20516	09/12/2016	Open			Accounts Payable	Visa		\$6,548.30		· · · · · · · · · · · · · · · · · · ·
	Invoice		Date	Description			Amount			
	2016-000005		08/26/2016	CEDD account			\$90.63			
	2016-000005		08/26/2016	admin acct *17			\$689.88			
	2016-000005		08/30/2016	dept of public v			\$537.94			
	2016-000005		08/30/2016	fire dept *2058			\$196.97			
	2016-000005		08/29/2016	recreation acc			\$2,145.40			
	2016-000005	33	09/07/2016	police dept *20	90		\$2,887.48			
20517	09/12/2016	Open			Accounts Payable	Wednesday Journal		\$1,518,00		
	Invoice	•	Date	Description		, , , , , , , , , , , , , , , , , , , ,	Amount	4.,		
	08162016	111	08/29/2016	fall rec guide	•	***************************************	\$1,000.00			
	08172016		09/07/2016	legal advertisir	ng		\$518.00			
20518	09/12/2016	Open		ū	•	Molach Deady Mix Inc	*	644 477 45		
20010	Invoice	Ореп	Date	Description	Accounts Payable	Welsch Ready Mix, Inc	A	\$14,477.15		
•	138818		08/30/2016	street material	^	***************************************	Amount \$583.20			
	138758		08/30/2016	street material						
3.5	138970		08/30/2016	street material			\$2,327.30			
	138817		08/30/2016				\$1,186.08			
	139026		08/30/2016	street material			\$1,061.23			
	139248		09/07/2016	street material street material			\$837.70			
	139249		09/07/2016	street material			\$774.80			
	139175		09/07/2016	street material			\$831.53		•	
	139115		09/07/2016	street material			\$1,132.20	•		
	139320		09/07/2016	street material			\$1,186.08			
100	139483		09/07/2016	street material	•		\$2,247.30			
	139406		09/07/2016	street material	=		\$1,123.65	* * *		
		_	09/07/2010	Succi material			\$1,186.08			
20519	09/12/2016	Open .			Accounts Payable	Wentworth Tire Service		\$1,519.90		
	Invoice		Date	Description			Amount			
	400001450		08/26/2016		nange, road services		\$1,181.78			
	40002581		08/26/2016	98t precision to	mg		\$338.12			
20520	09/12/2016	Open			Accounts Payable	West Cook County Solid	Waste	\$23,339.16		
						Agency				
	Invoice		Date	Description			Amount			
	2016-000005	70	08/30/2016	Disp/Admin fe	8		\$23,339.16			
20521	09/12/2016	Open			Accounts Payable	Zep Manufacturing Co.		\$216,24		
	Invoice		Date	Description		Lop manadamig Co.	Amount	QL10,L4		
	9002401116		09/07/2016	aero dz			\$216.24			
20522	09/12/2016	0	23.31.23.13		A		Ψ210.21			
20022		Open	D-1-		Accounts Payable	Zimmerman, Ryan		\$240.00		
	Invoice 1011		Date	Description			Amount			
			09/07/2016	weather service	-		\$120.00			
	1010		09/07/2016	weather service	e		\$120.00			
20523	09/12/2016	Open			Accounts Payable	Schreiber, Terry		\$103.13		
	Invoice		Date	Description	<del>-</del>		Amount			
	081816		08/29/2016	sparc red dot :	sight, vmx-3t magnifier		\$103.13			
20524	09/12/2016	Open		•	Accounts Payable	Egan, Emily		\$2.50		
	Invoice	Open	Date	Description	Accounts Fayable	шуан, ши <b>у</b>	Amount	<b>\$∠.</b> 50		
	081716		08/26/2016	key for file roo		***************************************	Amount \$2.50			

# Corporate Warrant-09/12/2016

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20525	09/12/2016	Open		,	Accounts Payable	Lenartson, Ann	\$938.00		
	Invoice		Date	Description		Amount			
	083016		08/29/2016	dance classes		\$938.00			
20526	09/12/2016	Open			Accounts Payable	Brookfield/North Riverside Water Commission	\$318,496.62		
	Invoice		Date	Description		Amount			
	august2016		08/30/2016	water		\$318,496.62			
20527	09/12/2016	Open			Accounts Payable	Cook County Collector	\$750.00		
	Invoice		Date	Description		Amount	Ψ7.00.00		
	083016		08/29/2016	Fee for demo	permit - 9001 Shields	\$750.00			
20528	09/12/2016	Open			Accounts Payable	G & M Cement Construction, Inc	\$237,374.10		
	Invoice	-	Date	Description	/ tooounto / ayabic	Amount	Ψ201,014.10		
	PayEst1-2016		08/29/2016		provements - Contract		•		
20529	09/12/2016 Invoice	Open	Date	Description	Accounts Payable	K-Five Construction Corp	\$232,278.30		
	PayEst1-2016		08/29/2016		provements - Contract	Amount C Paving \$232,278.30			
00500	•		50/23/2010	Improvements		•			
20530	09/12/2016	Open	5.4		Accounts Payable	Strada Construction Co.	\$45,328.50		
-	Invoice PayEst1-2016	·	Date 08/26/2016	Description 2016 Sidewalk	Project	Amount			
00504			00/20/20 10	· Zu io Sidewaik		\$45,328.50			
20531	09/12/2016	Open	5-4-		Accounts Payable	Suburban General Construction, Inc.	\$71,025.11		
	Invoice PayEst3-2016		Date 08/30/2016	Description	SEWER IMPROVEME	Amount			
00500	-		00/30/2010	CONTRACTA		•			
20532	09/12/2016	Open	D (		Accounts Payable	LOULOUSIS, WILLIAM, A	\$1,900.00		
	Invoice 082616		Date 08/26/2016	Description		Amount			
		_	00/20/2010	riood miligatio	n reimbursement	\$1,900.00			
20533	09/12/2016	Open	<b>.</b> .		Accounts Payable	OVALLE, MIRYAM	\$5,000.00		
	Invoice 082616		Date	Description		Amount			
			08/26/2016	Flood mitigatio	n reimbursement	\$5,000.00			
20534	09/12/2016	Open			Accounts Payable	SCOTT, CRAIG	\$3,250.00		
	Invoice 090216		Date	Description		Amount			
			08/29/2016	Flood mitigatio	n reimbursement	\$3,250.00			
20535	09/12/2016	Open			Accounts Payable	Dellanina, Carl	\$50.00		
	Invoice RT4327		Date	Description		<u>Amount</u>			
			08/26/2016	picnic refund		\$50.00			
20536	09/12/2016	Open			Accounts Payable	SHERLAG, SYLVIA	\$150.00		
	Invoice		Date	Description		Amount			
	RT4329		08/26/2016	picnic refund		\$150.00			
20537	09/12/2016	Open			Accounts Payable	SMITH, R	\$110.00		
	Invoice		Date Date	Description		Amount			
	RT4370		08/29/2016	picnic refund		\$110.00			
20538	09/12/2016	Open			Accounts Payable	Micah	\$1,000.00		
	Invoice		Date	Description		Amount			
	090116		08/29/2016	parkway bond	for 3830 Arthur, permit	#2016-00000868 \$1,000.00			

# Corporate Warrant-09/12/2016

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Pavee Name		Transaction Amount	Reconciled Amount	Difference
20539	09/12/2016	Open			Accounts Payable	Blaylock, Terry		\$8.00		<u> </u>
	Invoice		Date	Description	<u>•</u>	• • •	Amount	7		
	082216		08/26/2016	vehicle sticker	refund		\$8,00			
20540	09/12/2016	Open			Accounts Payable	Cen, O		\$80.00		
	Invoice	•	Date	Description	, rootanto i ajabio	Jan., J	Amount	\$60.00		
	083016		08/29/2016	vehicle stickers			\$80.00			
20541	09/12/2016	Open			Accounts Payable	NIDI Canadaustina	400.00	44.000.00		
20071	Invoice	Open	Date	Description	Accounts Payable	NPL Construction	A	\$1,860.00		
	072216		08/26/2016		sit for water meter renta		Amount \$1,860.00			
20542		0	00/20/2010	relatia of acpo			\$1,000.00			
20342	09/12/2016 Invoice	Open	Dete	D	Accounts Payable	Paragallo, Jose		\$80.00		
	082316	***************************************	Date 08/26/2016	Description			Amount			
			08/28/2016	vehicle sticker	retuna		\$80.00			
20543	09/12/2016	Open	*		Accounts Payable	Cervantes, Susy		\$150.00		
	Invoice		Date	Description			Amount			
	RT4326		08/26/2016	picnic refund			\$150.00			
20544	09/12/2016	Open			Accounts Payable	Dean, Sandra		\$50.00		
	Invoice		Date	Description			Amount	400.00		. "
	RT4287		08/26/2016	picnic refund			\$50.00			
20545	09/12/2016	Open		•	Accounts Payable	Fiordirosa, Giovanni		ee0 00		
	Invoice	орон.	Date	Description	Accounts Fayable	Floruliosa, Glovanii	Amount	\$50.00		
	RT4288		08/26/2016	picnic refund			\$50.00			
20546	09/12/2016	Open	33.25,2010	promo rotoria			400,00			
20040	Invoice	Ореп	Date	Description	Accounts Payable	Harrod, Bill		\$110.00		
	RT4328		08/26/2016	Description picnic refund	···	····	Amount			
00545			00/20/2010	picisic resultu			\$110.00			
20547	09/12/2016	Open			Accounts Payable	Le Clere, Betty		\$50.00		
	Invoice RT4367	-	Date Date	Description		***************************************	Amount			
			08/29/2016	picnic refund			\$50.00			
20548	09/12/2016	Open			Accounts Payable	Ramos, Blanca		\$60.00		
	Invoice	***************************************	Date	Description			Amount			
	RT4366		08/29/2016	picnic refund			\$60.00			
Type Check	Totals:				142 Transactions		_	\$1,323,394.58		
EFT								ψ1,020,00 1.00		
426	08/26/2016	Open			Accounts Payable	Village of Brookfield		\$320,362.55		
	Invoice		Date	Description	<del>'</del>	J	Amount	¥,++		
	2016-000005	18	08/26/2016	salaries	····		\$320,362.55			
427	08/26/2016	Open			Accounts Payable	Village of Brookfield		\$11,509.07		
	Invoice	- [	Date	Description	7 GOOGLING F AYADIC	village of brookheld	Amount	\$ (1,508.07		
	2016-000005	51	08/26/2016	FICA/Medicare			\$11,509,07			
428	08/26/2016	Open				\611	ψ11,000.01			
.20	Invoice	Open	Date	Description	Accounts Payable	Village of Brookfield	A	\$48.82		
	2016-000005	52	08/26/2016	SUI			Amount			
420			00/20/2010	001			\$48.82			
429	09/09/2016	Open	D-4	<b>.</b>	Accounts Payable	IMRF		\$54,976.85		
	Invoice 2016-000005	-0	Date	Description			Amount			
	2010-000005	ر ا	09/09/2016	employee/emp	loyer contributions		\$54,976.85			

# **Corporate Warrant-09/12/2016**

Number 430	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
430	09/09/2016 Invoice	Open	Dete	Danadadia	Accounts Pay	able	Village of Brookfield	\$345,858.23		
	2016-0000058	30	Date 09/09/2016	Description salaries			Amount			
431	09/09/2016		03/03/2010	Salaties			\$345,858.23			
401	Invoice	Open	Date	Docorintian	Accounts Pay	able	Village of Brookfield	\$11,888,61		
	2016-0000058	31	09/09/2016	Description FICA/Medicare			Amount			
432	09/09/2016	Open	00/00/2010	i ic/viviedicale			\$11,888.61			
402	Invoice	Open	Date	Danadation	Accounts Pay	able	Village of Brookfield	\$49.47		
	2016-0000058	32	09/09/2016	Description SUI			Amount			
Type EFT T		-	00/00/2010	301			\$49.47			
	LIC FUND CHEC	KING Totals			7 Transaction	s		\$744,693.60		
		tivo rotato		a		_				
				Checks	Status	Count	Transaction Amount	Re	conciled Amount	
				•	Open Reconciled	142	, ,,		\$0.00	
					Voided	0	\$0.00 \$0.00		\$0.00	
	*				Stopped	-0	\$0.00		\$0.00	
				-	Total	142	\$1,323,394.58		\$0.00 \$0.00	
							-		₩0.00	
				EFTs	Status	Count	Transaction Amount	Re	conciled Amount	
			ē		Open	7	\$744,693.60		\$0.00	
					Reconciled	0	*****		\$0.00	
				•	Voided	0			\$0.00	
					Total	7	\$744,693.60		\$0.00	
				All	Status	Count	Transaction Amount	Re	conciled Amount	
					Open	149	\$2,068,088.18		\$0.00	
					Reconciled	0	\$0.00		\$0.00	
					Voided Stopped	0	\$0.00		\$0.00	
					Total	149	\$0.00 \$2,068,088.18		\$0.00 \$0.00	
Grand Tota	ıls:				·otai	143	\$2,000,000.10		\$0.00	
				Checks	Status	Count	Transaction Amount	Rece	nciled Amount	
			•		Open	142	\$1,323,394.58		\$0.00	
					Reconciled	0	\$0.00		\$0.00	
					Voided Stopped	0	\$0.00		\$0.00	
					Total	142	\$0.00 \$1,323,394.58		\$0.00	
				EFTs	Status	Count		_	\$0.00	
				<u>#-1 13</u>	Open	Count 7	Transaction Amount \$744,693.60	Reco	nciled Amount	
					Reconciled	ó	\$7.44,653.60 \$0.00		\$0.00 \$0.00	
					Voided	ō	\$0.00		\$0.00	
					Total	7	\$744,693.60		\$0.00	
				All	Status	Count	Transaction Amount	Reco	nciled Amount	
					Open	149	\$2,068,088.18		\$0.00	
					Reconciled	0	\$0.00		\$0.00	
					Voided	0	\$0.00		\$0.00	
					Stopped	0	\$0.00		\$0.00	
					Total	149	\$2,068,088.18		\$0.00	

### **ORDINANCE NO. 2016 - 41**

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES BY CREATING A CLASS 13 LIQUOR LICENSE CLASSIFICATION AND CREATING A CLASS 13 LIQUOR LICENSE

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12<sup>TH</sup> DAY OF SEPTEMBER 2016

Published in pamphlet form by authority of the Corporate Authorities of Brookfield, Illinois, the 12<sup>th</sup> day of September 2016

### ORDINANCE NO. 2016 - 41

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES BY CREATING A CLASS 13 LIQUOR LICENSE CLASSIFICATION AND CREATING A CLASS 13 LIQUOR LICENSE

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), expressly authorizes the corporate authorities of each Village to determine, by ordinance, the number, classification of licenses and fees to be charged for such licenses for the sale of alcoholic liquor within the Village;

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), also authorizes the corporate authorities of each village to establish regulations and restrictions upon the sale, licensing and delivery and possession of alcoholic liquor not inconsistent with state law as the public good may require; and

WHEREAS, the corporate authorities of the Village of Brookfield have determined that it is in the best interest of the Village and its residents to create a new liquor license classification in the manner hereinafter set forth;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

<u>Section 1</u>. Recitals. The facts and statements contained in the preambles to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2. Amendment of Section 6-84. Section 6-84 entitled "Limitation on the number of licenses." of Division 2 entitled "Classes, Hours and Fees" of Article III entitled "Licenses" of Chapter 6 entitled "Alcoholic Beverages" of the Code of Ordinances,

Village of Brookfield, Illinois is hereby amended by adding subsection 21 to Section 6-84 to read as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed two (2).
- (2) The total number of Class 2 licenses shall not exceed ten (10).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed eight (8).
- (7) The total number of Class 4 licenses shall not exceed three (3).
- (8) The total number of Class 5 licenses shall not exceed four (4).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed four (4).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed one (1).
- (16) The total number of Class 12 licenses shall not exceed two (2).
- (17) The total number of Class 13 licenses shall not exceed one (1).
- (18) The total number of Class S licenses shall not exceed eight (8)
- (19) The total number of Class S1 licenses shall not exceed two (2).

- (20) The total number of Class S2 licenses shall not exceed zero (0).
- (21) The total number of Class S3 licenses shall not exceed four (4).

<u>Section 3.</u> Amendment of Division 2. Division 2 entitled "Classes, Hours and Fees" of Article III entitled "Licenses" of Chapter 6 entitled "Alcoholic Beverages" of the Code of Ordinances, Village of Brookfield, Illinois, is hereby amended by adding Section 6-106 entitled "Class 13 license" to read as follows:

6-106 - Class 13 license.

- (1) A Class 13 license authorizes the retail sale of alcoholic liquor with or without meal service for consumption only on the premises of a funeral establishment subject to the following conditions:
  - (a) The holder of a Class 13 license must hold a current license as a funeral director or funeral director and embalmer issued by the Illinois Department of Financial and Professional Regulation pursuant to 225 ILCS 41/1-1, et seq.;
  - (b) The holder of a Class 13 license must own, lease or hold a beneficial interest in the ownership of the funeral establishment;
  - (c) The business activities of the funeral establishment shall be limited to the shelter, care, custody and preparation of deceased human bodies and the hosting of funeral services, memorial services or wakes;
  - (d) Alcoholic liquor may only be served to the attendees of funeral services, memorial services, or wakes, and only while such events are in progress and not before the hour of 11:00 a.m. or after the hour of 10:00 p.m. on each day;

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- (e) Each funeral service, memorial service or wake at which alcoholic liquor is served or sold must be prearranged under the sponsorship of a particular person, group of persons, or organization; and alcoholic liquor must be served under the oversight of a holder of a valid local liquor license that also holds a State of Illinois liquor license;
- (f) No alcoholic liquor shall be provided by a caterer as part of a meal package or otherwise unless the caterer is the holder of a valid Village of Brookfield Class 9 liquor license;
- (f) Video gaming as defined under the Illinois Video Gaming Act 230 ILCS 40/1 *et seq.* shall not be allowed in Class 13 licensed premises.
- (2) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.
  - (a) "Funeral directing" means conducting or engaging in the practice of preparing for the burial, cremation, or disposition and directing and supervising the burial or disposition of deceased human remains and the practice of operating a place for preparing for the disposition of deceased human bodies or for caring for deceased human bodies before their disposition.
  - (b) "Funeral director" means a person, known by the title of "funeral director" or other similar words or titles, licensed by the Illinois Department of Financial and Professional Regulation who practices funeral directing.

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- (c) "Funeral director and embalmer" means a person who is licensed and qualified to practice funeral directing and to prepare, disinfect and preserve dead human bodies by the injection or external application of antiseptics, disinfectants or preservative fluids and materials and to use derma surgery or plastic art for the restoring of mutilated features. It further means a person who restores the remains of a person for the purpose of funeralization whose organs or bone or tissue has been donated for anatomical purposes.
- (d) "Funeral establishment" shall mean a building or separate portion of a building having a specific street address or location and devoted to activities relating to the shelter, care, custody and preparation of a deceased human body and which may contain facilities for funeral, memorial or wake services.

### Section 4. Amendment of Fee Schedule.

Appendix A entitled "Fee Schedule" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, is hereby further amended to read as follows:

Fee Schedule				
Section		Fee		
	Chapter 2			
2-963	Return check fee	\$25.00		
	Chapter 4			
4-29	Nonrefundable application and investigation fee for new sexually oriented business license	\$500.00		
	Nonrefundable application and investigation fee for renewal of a sexually oriented business license	\$500.00		
	Nonrefundable annual fee	\$500.00		
	Nonrefundable annual application and investigation fee for new sexually oriented business employee license	\$500.00		
	Nonrefundable annual application and investigation fee for renewal of a sexually oriented business employee license	\$500.00		

	Chapter 6	
6-56	Initial license application fee	\$500.00
6-87	Annual Class 1 license fee	\$1,800.00
6-88	Annual Class 2 license fee	\$1,800.00
6-89	Annual Class 2A license fee	\$1,750.00
6-90	Annual Class 2B license fee	\$1,750.00
6-91	Annual Class 3 license fee	\$1,275.00
6-93	Annual Class 4 license fee	\$350.00
6-94	Annual Class 5 license fee	\$600.00
6-95	Annual Class 6 license fee	\$600.00
6-96	Annual Class 7 license fee	\$1,000.00
6-98	Annual Class 8 license fee	\$30.00 unless
	7 Thread Glade & Heering 195	waived by the local
		liquor control
		commissioner
6-99	Annual Class 9 license fee	\$300.00
6-100	Annual Class 10 license fee	\$1,600.00
6-101	Annual Class 11 license fee	\$1,250.00
6-102	Annual Class S or Class S1 subsidiary license	20% of Class 17
0 102	Transaction of the control of the co	license issued for
		premises
6-106	Annual Class 13 license fee	\$600.00
6-136	Sales in village buildings and property; park permits	
0 100	based on number of persons attending	
	150 adults	\$30.00
	51100 adults	\$60.00
	101250 adults	\$150.00
	251 or more adults	\$300.00
6-225	Application fee:	
0 220	Terminal operator	\$25.00 per video
	Tomata operator	gaming terminal
	Licensed video gaming location	\$25.00
6-230	Renewal fees:	\$25.00 per video
0-200	Tronowal 1666.	gaming terminal
	Terminal operator	\$25.00
	Licensed video gaming location	<del></del>
6-245	Hearing to contest proposed disciplinary action:	
0-245	Deposit to secure a stenographer	\$500.00
	Deposit to secure a steriographici	Ψοσο.σο
	Chapter 8	
8-91	Nonrefundable investigation fee	\$200.00
	License fees:	Ψ=00.00
8-93	Distributor	\$150.00
		\$50.00
0.00	Operator in a public place	\$50.00
8-99	Annual tax on amusement devices	φου.υυ
8-130	Raffles:	ΦΕΟ ΟΟ
	Class A license	\$50.00
	Class A license for retail of valued exceeds \$50,000.00	\$100.00

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	Class B license	\$50.00
	Class B license anticipated amount collected during entire season exceeds \$50,000.00	\$100.00
	Chapter 10	
40.400	Chapter 10	\$15.00
10-133	Pickup fee  Daily maintenance charge for each day or any part of impoundment	\$5.00
	Chapter 12	
12-65	Inspection fees:	
	Single-family residence	\$100.00
11 1000	Multifamily	\$100.00 first unit, \$15.00 for each additional unit
	Commercial industrial and institutional buildings:	
	building containing less than 2,000 square feet	\$150.00
	2,000 through 4,000 square feet	\$200.00
	more than 4,000 square feet	\$300.00
12-99	Appeal filing fee	\$20.00
12-101	Permit fee	1 ½% of total cost of construction
	Independent contractor review/inspection fee	0.75% of total cost of construction plus fee for contractor
	Permit fee for cement and asphalt flatwork	1 1/2% of cost of construction, \$25.00 minimum charge
	Building plan review fee:	
	Single-family residence (per hour)	\$30.00, minimum \$30.00
	Multifamily residence (per hour)	\$30.00, minimum \$30.00
	Additions to any building (per hour)	\$30.00, minimum \$30.00
	Commercial/light manufacturing (per hour)	\$30.00, minimum \$30.00
	Reroofing permit fees:	
	Single-family residence	\$30.00
	Multifamily residence	\$50.00
	Commercial/light manufacturing	\$75.00
	Permit for moving or removing structures:	
	Move existing building	\$100.00
	Remove existing building, garage, etc.	\$75.00
	Permit fee for construction of permanent and portable signs	\$0.50 per square foot of face, sides

	For illuminated signs		\$1.00 per square
			foot, both sides if 2
			sided
	Permit fee for fences		\$20.00
	Permit fee for swimming pool, includ	ing electrical inspection	\$45.00
	Permit fee for shed		\$20.00
	Electrical work permit fees:		<b>T</b>
	New construction*		
	Single-family home under 2,400 s	sa ft	\$50.00
	Single-family home over 2,400 sq		\$75.00
<del></del>	Multifamily home units of 600 sq.		\$30.00 per unit
	Multifamily home units of over 60		\$40.00 per unit
	*Panel inspection fee in addition	<u> </u>	\$7.50 per circuit
	Other electrical work		4
	Service revision, first 100 amps		\$50.00 per dwelling
			unit, \$15.00 for
			each additional 100
	50000000000000000000000000000000000000		amps
	For illuminated electric signs, per	square foot of	\$1.00
	exposed area both sides		
	For heating and central air conditi	ioning per living	\$25.00
	unit		
	For electric service to garage		\$25.00
	Replace circuit breaker panel		\$25.00
	Water and sewer service connect	tion fees	
12-103	Water and sewer connection and ins	spection fee:	
	Existing ¾ inch taps, must be plu	\$25.00 per man	
		hour	
	Existing water main pressure tap	(per diameter inch)	\$20.00
	Water tap, no improvement		\$200.00
	Sewer tap t0 existing stub		\$150.00
	Sewer tap, no improvement		\$200.00
	Re-inspection fees, when necess	\$25.00 per man	
		hour	
	Connection inspection fees (standard		
	Water:		
		2 hours	
		2 hours	
		2 hours	
	<u> </u>	3 hours 5 hours	
	Service size 8 inches		
	Sewer		
		3 hours	
	Service size 8 inch	5 hours	
	Service size 12 inch		
	Service size 15 inch		
	Service connection fees (standard la		
	Water:		

	-Service size 1 inc	h	11 hours		
	Service size 1 1/2		12 hours		
	Service size 1 1/2				
	Minimum charge fo				
12-104	Water department I				
12-104	5/8 inches	\$105.00			
	1 inch	\$158.47			
	1 1/2 inches	\$300.00			
	2 inches		ber at owner's expense) ber at owner's expense)	\$1,384.75	
	3 inches		ber at owner's expense)	\$1,537.20	
	4 inches		ber at owner's expense)	\$2,504.15	
	6 inches	(licensed pluml	\$3,518.10		
	8 inches		\$4,620.10		
40 405			ber at owner's expense)	Ψ4,020.10	
12-105	Construction water			\$25.00	
	Nonrefundable dep			φ25.00	
		)[ [		\$5.00	
	Minimum charge	way raya ant loan th	on 200 foot	\$0.05 per foot	
	For lengths of imp			\$0.03 per foot	
	For lengths of imp	<del></del>	et or greater	\$0.03 per 100t	
	Building constructio	\$30.00			
	Minimum charge	1 1 1 EOO b	ut loss than 2 EOO sa ft		
	For buildings grea	\$0.02 per sq. ft.			
			ut less than 5,000 sq. ft	\$0.01 per sq. ft.	
10 107	For buildings grea	\$0.005 per sq. ft. \$25.00, minimum,			
12-107	Satellite antenna (T	and 1 1/2 percent			
		of cost, whichever			
				is higher, for each	
				application for a	
				permit to	
				construction	
	Inspection fee not c	overed under sa	tellite antenna permit	\$25.00 per	
	fee	overea anaer sa	tome antoma pontine	inspection	
12-108	Fee for independen	t contractor hire	d by village	\$15.00, plus	
12 100	100 for independent	ic contractor miles	,	independent	
				contractor fees	
12-109	Extended fee for bu	ildina permit		\$50.00	
12 100	Second extension f			\$75.00	
12-110	Appeals filing fee	9		\$75.00	
12-203		sAppeals filing t	fee	\$675.00	
12-477	Hotel inspection fee	nces and hedgesAppeals filing fee			
12- 177	Rooming houses			\$1.00 per unit \$5.00 plus \$1.00	
				per unit	
12-600	Contractor annual li	cense fee		\$15.00	
	Multiple persons en	\$2.50 for each			
		additional person			
				employed	
	Licensed plumber of	r licensed sewer	builders who clean		
	catch basins or sew				
	I				

	(1)General contractors	\$75.00
	Subcontractors	\$50.00
	Boiler contractors	\$25.00
	Catch basin or sewer cleaners	\$20.00
	Drain layers	\$25.00
	Excavators	\$25.00
	House movers	\$25.00
	Mason contractors	\$25.00
	Roofers	\$35.00
	Sheet metal workers	\$25.00
		\$25.00
	Bituminous paving contractors	\$25.00
40.005	Fence installers	\$50.00
12-635	Electrical contractor annual fee	\$50.00
	Chapter 14	
14-86	Scavengers license fee	
	Commercial, industrial and institutional service	\$250.00
	Commercial recyclable service	\$50.00
	Commercial construction and demolition services	\$50.00
	Plus fee for placement of each individual container:	
	Container with capacity of 3 cubic yards or less	\$5.00
	Container with capacity in excess of 3 cubic yards	\$30.00
	Hazardous waste service	\$50.00
	Maximum fee	\$250.00
14-366	Commercial solicitation permit fee	\$25.00
14-452	Class I or Class II firearms dealer license	\$100.00
	Chapter 22	
22-267		
22-201	Emergency ambulance services	\$1,000.00
	(2) Advanced Life Support (ALS) Transport	\$750.00
	(3) Basic Life Support (BLS) Transport	·
	(4) Response Charge/Treatment with No Transport	\$500.00
	(5) Patient Assist (House to Car/Car to House)	No charge
	(6) Oxygen	\$150.00
	(7) Nitrous Oxide	\$200.00
	Auto Extrication	\$750.00
	·  Chapter 28	
28-31	Annual license fee for operating a nursing home:	
2001	15 or less residents	\$25.00
	16 to 30 residents	\$35.00
	31 to 50 residents	\$50.00
	51 or more residents	\$100.00
	Chapter 34	
34-2	Administrative bail processing fee	\$20.00
24.224	lar trace	L ሲፈር ርር
34-221	Alarm user registration fee	\$10.00 \$10.00

34-229	False alarm fee:	
	4th an 5th response	\$25.00 charge each
	6 or more responses	\$100.00 charge each
	Additional charge for each false alarm in 12 month period in excess of 3	\$200.00
	Chapter 38	1.1
38-47	Park fees	No fee given
	Chapter 42	
42-30	Signs permit fee	\$200.00
42-205	Appeal or application for review fee	\$300.00
44 444	Chapter 44	No fee given
44-141 44-221	Container permit  Nonresidential refuse collection fee	\$250.00
44-221	Commercial, industrial and institutional service and	See chapter 14 for
44-222	recyclable service; construction and demolition services	fees
44-223	Commercial license fee	See chapter 14 for
		fees
46-44	Chapter 46  Permit annual fee	\$25.00
46-90	Encroachment license	No fee given
46-155	Modular publication dispensing device compartment permit	\$200.00
46-193	Freestanding publication dispensing device permit (each)	\$25.00
46-280	Parking lot permit fee:	
10 200	700 sq. ft. up to 5,000 sq. ft.	\$25.00
	For each 5,000 sq. ft.	\$25.00
46-392	Permit fees:	
	Concrete pavement of concrete resurfaced with bituminous asphalt	\$100.00
	Bituminous asphalt pavement	\$100.00
	For macadam, seal coat or gravel	\$75.00
	Unpaved ground, including parkways	\$25.00
	Curb cut	\$25.00 (per
		driveway)
	The above fees shall apply if the proposed opening does	
	not exceed 25 square feet. If the opening exceeds 25	
	square feet, the fee shall be \$4.00 per square foot for	
	concrete or concrete resurfaced with bituminous asphalt,	
	\$4.00 per square foot for bituminous asphalt, \$3.00 per	
	square foot for macadam, seal coat or gravel; and \$1.00	
	per square foot for unpaved ground and parkwaysThe base charge of \$25.00 shall be sufficient to cover	
46-393	Additional permit fees	
40-383	Additional bennit lees	L

	For concrete pavement or concrete resurfaced with	\$100.00
	bituminous asphalt	\$75.00
	For bituminous asphalt pavement	\$50.00
	For macadam, seal coat or gravel	\$10.00
	For unpaved street or public ground  The above deposits shall cover openings not to exceed 24	φ10.00
	square feet. Deposits on larger openings shall be at the rate	
	of \$5.00 per square foot for concrete or concrete resurfaced	
	with bituminous asphalt, \$2.00 per square foot for	
	bituminous asphalt and \$1.00 per square foot for macadam,	
	seal, coat, gravel or unpaved ground.	
	Chapter 48	
48-4	Plats fee	\$12.50
40-4	Fidits iee	Ψ12.00
	Chapter 54	
54-145	Immobilization of motor vehicles	\$100.00
54-171	Administration and processing costs	\$500.00
54-244	Immobilization fee	\$100.00
54-328	Licensing fees:	T
01020	Automobile passenger cars:	
	Purchased prior to June 30	\$40.00
	Purchased after June 30	\$60.00
	New motor vehicle if not replacing a vehicle:	*******
	Purchased between June 30 and December 30	\$40.00
	Purchased after December 30	\$20.00
	If purchased after June 30 of the license year, the fee	\$7.50
	Trucks and buses:	
	Maximum gross weight of up to and including 10,000	\$80.00
	pounds	+
	Maximum gross weight of over 10,000 pound	\$125.00
	If purchased after June 30 maximum gross weight of up to	\$120.00
	and including 10,000 pounds	
	If purchased after June 30 maximum gross weight over	\$187.50
	10,000	
	If owned by resident over 65 years of age or older	\$10.00
	If purchased after June 30 of the license year, the fee	\$15.00
	Motor bikes, motor scooter and motorcycles	
	If purchased on or before June 30	\$15.00
	If purchased after June 30	\$22.50
54-331	Transfer of license fee	\$5.00
54-739	Person-with-disabilities parking permit	\$25.00
54-741	Replacement person-with-disabilities parking permit	\$2.00
54-882	Registration fee	\$2.00
54-953	Fee to park in a daily fee parking zone	\$1.50
54-983	Parking permit fees:	
	Monthly period	\$30.00
	Quarterly period	\$90.00

	Quarterly commuter parking permit purchased prior to first day of second month	\$90.00
	Quarterly commuter parking permit purchased after last day of first month	\$60.00
54-1047	Rockefeller Avenue semiannual permit	\$30.00
54-1101	Bicycle license fee	\$0.50
34-1101	Bioyote needse rec	Ψ0.00
	Chapter 56	
56-62	Tap in and connection permit fee:	
	Residents businesses, industries and all other uses	\$300, plus \$20.00
	outside corporate limits of village	per diameter inch
56-66	Sprinkler system fee	\$10.00 per month
56-97	Meter test fees:	
	Consumer request for testing by village; deposit	\$50.00
	Consumer request for testing by certified testing facility; deposit	\$75.00
56-125	Security of water service charges—deposit:	
	-Single-family dwelling:	
	5/8 inch meter	\$45.00
	3/4 inch meter	\$60.00
	1 inch meter	\$80.00
	-Multifamily dwelling if dwelling unit has individual meters:	\$
	5/8 inch meter	\$45.00
	3/4 inch meter	\$60.00
	1 inch meter	\$80.00
	-Multifamily dwelling if dwelling unit has single meter	\$45.00
	-Commercial:	\$
	5/8 inch meter	\$75.00
	3/4 inch meter	\$90.00
	1 inch meter	\$110.00
••	1 1/2 inch meter	\$135.00
	2 inch meter	\$200.00
56-128	Water service charges:	
	-Class WA1:	
	First 100 cubic feet and for each succeeding 100 cubic	\$7.668 per 100
	feet	cubic feet (748
		gallons)
	Minimum charge	\$76.68 per quarter
	-Class WA2	
	First 100 cubic feet and for each succeeding 100 cubic	\$7.668 per 100
	feet	cubic feet (748
		gallons)
** *****	Minimum charge shall apply to each subunit of the	
	account served by the single water meter. The sum of the	
	minimum charges assigned to each subunit shall be the	
	minimum charge for the total account, except hotels and	
	motels whose minimum shall be billed as a single unit for	
	that portion of the establishment providing individual	

	accommodations and not by subunits meeting individual	
	accommodation units.	
	-Class WB1	
	First 100 cubic feet and for each succeeding 100 cubic feet	\$7.668 per 100 cubic feet (748 gallons)
	Minimum charge	\$25.56 per month
	Class WB2	
	First 100 cubic feet and for each succeeding 100 cubic feet	\$7.668 per 100 cubic feet (748 gallons)
	Minimum charge shall apply to each subunit of the account served by the single water meter. The sum of the minimum charges assigned to each subunit shall be the minimum charge for the total account, except hotels and motels whose minimum shall be billed as a single unit for that portion of the establishment providing individual accommodations and not by subunits meeting individual accommodation units.	
	First 100 cubic feet and for each succeeding 100 cubic feet	\$7.668 per 100 cubic feet (748 gallons) plus twenty-five percent (25%) surcharge
	Class WC1	Brookfield/North Riverside Water Commission rate charged to the Village plus five percent (5%) and an annual fee set by agreement between the Village and the water customer.
	Class WC2 for non-metered customer accounts	
	First 100 cubic feet and for each succeeding 100 cubic	\$7.668 per 100
	feet based upon estimated water volumes provided by the	cubic feet (748
	Water Department	gallons)
	Class WC3	Brookfield/North Riverside Water Commission rate charged to the Village plus five percent (5%)
	Chapter 60	
60-52	Annual taxicab license fee	\$25.00

	Chapter 62	
62-898	Appeal and application for review	\$400.00
62-899	Variation, amendment and simple special use permits	\$675.00
62-900	Special use permit (planned development)	\$675.00
62-901	Fee for the application of a certificate of zoning compliance	\$50.00

<u>Section 5.</u> Severability. If any section, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or the application thereof held invalid, the validity of the remainder of this ordinance and the application of such provisions to other persons and circumstances shall not be affected thereby.

<u>Section 6.</u> Repealer. All ordinances or parts of ordinances in conflict with these ordinance revisions and additions are repealed, insofar as a conflict may exist.

<u>Section 7</u>. Effective Date. This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 12th day of Septe	ember 2016 pursuant to a roll call vote as follows:
AYES:	· · · · · · · · · · · · · · · · · · ·
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12th day	of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office and published in pamphlet form this 12 <sup>th</sup> day of September 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County, Illin	ois

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF CLASS 5 LIQUOR LICENSES

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12<sup>TH</sup> DAY OF SEPTEMBER 2016

Published in pamphlet form by Authority of the Corporate Authorities of Brookfield, Illinois the 12<sup>th</sup> day of September 2016.

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF CLASS 5 LIQUOR LICENSES

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), expressly authorizes the corporate authorities of each Village to determine, by ordinance, the number, classification of licenses and fees to be charged for such licenses for the sale of alcoholic liquor within the Village;

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), also authorizes the corporate authorities of each village to establish regulations and restrictions upon the sale, licensing and delivery and possession of alcoholic liquor not inconsistent with state law as the public good may require;

WHEREAS, Section 06-84 of the Village of Brookfield Code of Ordinances, as amended by Ordinance 2011-60, provides that the number of Class 5 liquor licenses shall not exceed four (4);

WHEREAS, due to the operation of Section 06-85 entitled "Reduction in the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, which provides in relevant part that:

"Whenever a license previously issued under this Chapter is revoked, surrendered or terminated by dormancy as provided in this Chapter, the maximum number of licenses in the class of the license which is revoked, surrendered or terminated by dormancy as set forth in Section 06-84 above shall be automatically and immediately reduced by one,"

the number of Class 5 liquor licenses for which Section 06-84 of the Village of Brookfield Code of Ordinances, as amended, provides is three (3);

WHEREAS, a pending application has been made for an additional Class 5 liquor license for Luigi's Paisans Pizza II, Inc., located at 3720 Grand Boulevard, Brookfield, Illinois, within the village; and

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interest of the Village and its residents to increase the maximum number of Class 5 licenses from three (3) to four (4) so as to accommodate the currently pending license application of Luigi's Paisans Pizza II, Inc., located at 3720 Grand Boulevard, Brookfield, Illinois, contingent upon the applicant's satisfying all requirements for the issuance of a local retail liquor license;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield as follows:

### Section 1. Recitals.

The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

## Section 2. Increase in Maximum Number of Class 5 Liquor Licenses.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, shall be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed two (2).
- (2) The total number of Class 2 licenses shall not exceed ten (10).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).

- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed eight (8).
- (7) The total number of Class 4 licenses shall not exceed three (3).
- (8) The total number of Class 5 licenses shall not exceed four (4).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed four (4).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed one (1).
- (16) The total number of Class 12 licenses shall not exceed two (2).
- (17) The total number of Class 13 licenses shall not exceed one (1).
- (18) The total number of Class S licenses shall not exceed eight (8)
- (19) The total number of Class S1 licenses shall not exceed two (2).
- (20) The total number of Class S2 licenses shall not exceed zero (0).
- (21) The total number of Class S3 licenses shall not exceed four (4).

### Section 3. Requirements.

The increase in the number of Class 5 liquor licenses is expressly contingent upon the applicant, Luigi's Paisans Pizza II, Inc., located at 3720 Grand Boulevard, Brookfield, Illinois, successfully satisfying all requirements for the issuance of a local retail liquor license.

Section	4.	Effective	Date.
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This Ordinance shall take effect upon its passage, approval and publication in pamphlet form.

<b>ADOPTED</b> this 12 <sup>th</sup> day of Sep	otember 2016, pursuant to a roll call vote as fo
AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12 <sup>th</sup> da	ay of September 2016.
•	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
TTESTED and filed in my office, nd published in pamphlet form nis 12 <sup>th</sup> day of September 2016.	
rigid Weber, Clerk of the Village	_
f Brookfield, Cook County, Illinois	

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF CLASS S3 LIQUOR LICENSES

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES THE  $12^{\text{TH}}$  DAY OF SEPTEMBER 2016

Published in pamphlet form by authority of the Corporate Authorities of Brookfield, Illinois, the 12<sup>th</sup> day of September 2016

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF CLASS S3 LIQUOR LICENSES

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), expressly authorizes the corporate authorities of each Village to determine, by ordinance, the number, classification of licenses and fees to be charged for such licenses for the sale of alcoholic liquor within the Village;

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), also authorizes the corporate authorities of each village to establish regulations and restrictions upon the sale, licensing and delivery and possession of alcoholic liquor not inconsistent with state law as the public good may require;

WHEREAS, the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class S3 liquor license, which is a license subsidiary to a Class 8 liquor license only, for the retail sale of alcoholic liquor on public property including, without limitation, a park, playground, public right-of-way or building belonging to or under the control of the Village of Brookfield;

WHEREAS, Section 06-84, as amended by Ordinance 2016-34 of the Village of Brookfield Code of Ordinances, provides that the number of Class 8 liquor licenses shall not exceed four (4);

**WHEREAS**, due to the temporary nature of Class S3 liquor licenses and by operation of Section 06-85 entitled "Reduction in the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, which provides in relevant part that:

"Whenever a license previously issued under this Chapter is revoked, surrendered or terminated by dormancy as provided in this Chapter, the maximum number of licenses in the class of the license which is revoked, surrendered or terminated by dormancy as set forth in Section 06-84 above shall be automatically and immediately reduced by one,"

the number of Class S3 liquor licenses for which Section 06-84 of the Village of Brookfield Code of Ordinances, as amended, provides is two (2);

WHEREAS, there is an application submitted by the Brookfield Chamber of Commerce for its annual Art Fair to be held on Saturday, September 24, 2016, at Kiwanis Park, Brookfield, Illinois, from 10:00 a.m. until 4:00 p.m. currently pending for the issuance of a Class S3 liquor license;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class S3 liquor license to accommodate the currently pending license application;

**NOW**, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield as follows:

### Section 1. Recitals.

The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

# Section 2. Increasing the Maximum Number of Class S3 Liquor Licenses.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, shall be and is hereby further amended to read in its entirety as follows:

2

The maximum number of licenses that may be issued for each class shall be as follows:

(1) The total number of Class 1 licenses shall not exceed two (2).

- (2) The total number of Class 2 licenses shall not exceed ten (10).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed eight (8).
- (7) The total number of Class 4 licenses shall not exceed three (3).
- (8) The total number of Class 5 licenses shall not exceed four (4).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed three (3).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed one (1).
- (16) The total number of Class 12 licenses shall not exceed two (2).
- (17) The total number of Class 13 licenses shall not exceed one (1)
- (18) The total number of Class S licenses shall not exceed eight (8)
- (19) The total number of Class S1 licenses shall not exceed two (2).
- (20) The total number of Class S2 licenses shall not exceed zero (0).
- (21) The total number of Class S3 licenses shall not exceed four (4)two (2)three (3).

# [The remainder of this page is intentionally left blank.]

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# Section 3. Effective Date.

This Ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOFTED this 12 day of o	eptember 2016 pursuant to a roll call vote as fo
AYES:	
NAYS:	
ABSENT:	
ABSTENTION: _	
APPROVED by me this 12 <sup>th</sup>	day of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
TTESTED and filed in my office nd published in pamphlet form is 12 <sup>th</sup> day of September 2016.	

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF CLASS 8 LIQUOR LICENSES

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES THE 12<sup>TH</sup> DAY OF SEPTEMBER 2016

Published in pamphlet form by authority of the Corporate Authorities of Brookfield, Illinois, the 12<sup>th</sup> day of September 2016

# AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF CLASS 8 LIQUOR LICENSES

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), expressly authorizes the corporate authorities of each Village to determine, by ordinance, the number, classification of licenses and fees to be charged for such licenses for the sale of alcoholic liquor within the Village;

WHEREAS, Section 4-1 of the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1), also authorizes the corporate authorities of each village to establish regulations and restrictions upon the sale, licensing and delivery and possession of alcoholic liquor not inconsistent with state law as the public good may require;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class 8 liquor license, which is temporary in nature, for the retail sale of alcoholic liquor to be consumed on the premises in conjunction with events of short duration such as festivals, picnics and banquets by certain not-for-profit organizations or other public function the Liquor Commissioner deems appropriate;

WHEREAS, Section 06-84, as amended by Ordinance 2016-33 of the Village of Brookfield Code of Ordinances, provides that the number of Class 8 liquor licenses shall not exceed four (4);

WHEREAS, due to the temporary nature of Class 8 liquor licenses and by operation of Section 06-85 entitled "Reduction in the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, which provides in relevant part that:

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"Whenever a license previously issued under this Chapter is revoked, surrendered or terminated by dormancy as provided in this Chapter, the maximum number of licenses in the class of the license which is revoked, surrendered or terminated by dormancy as set forth in Section 06-84 above shall be automatically and immediately reduced by one,"

the number of Class 8 liquor licenses for which Section 06-84 of the Village of Brookfield Code of Ordinances, as amended, provides is two (2);

WHEREAS, there is an application submitted by the Brookfield Chamber of Commerce for its annual Art Fair to be held on Saturday, September 24, 2016, at Kiwanis Park, Brookfield, Illinois, from 10:00 a.m. until 4:00 p.m. currently pending for the issuance of a Class 8 liquor license;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class 8 liquor license to accommodate the currently pending license application;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield as follows:

#### Section 1. Recitals.

The facts and statements contained in the preambles to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

## Section 2. Increase in Maximum Number of Class 8 Liquor Licenses.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

(1) The total number of Class 1 licenses shall not exceed two (2).

- (2) The total number of Class 2 licenses shall not exceed ten (10).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed eight (8).
- (7) The total number of Class 4 licenses shall not exceed three (3).
- (8) The total number of Class 5 licenses shall not exceed four (4).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed three (3).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed one (1).
- (16) The total number of Class 12 licenses shall not exceed two (2).
- (17) The total number of Class 13 license shall not exceed one (1).
- (18) The total number of Class S licenses shall not exceed eight (8)
- (19) The total number of Class S1 licenses shall not exceed two (2).
- (20) The total number of Class S2 licenses shall not exceed zero (0).
- (21) The total number of Class S3 licenses shall not exceed four (4).

## [The remainder of this page is left blank intentionally.]

618375.1 3

# Section 3. Effective Date.

This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 12 <sup>th</sup> day of Sep	tember 2016, pursuant to a roll call vote as
follows:	
AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12 <sup>th</sup> da	y of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office and published in pamphlet form this 12 <sup>th</sup> day of September 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County, Illi	nois

# AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OF THE VILLAGE OF BROOKFIELD

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES THIS 12<sup>TH</sup> DAY OF SEPTEMBER 2016

Published in pamphlet form by authority of the corporate authorities of the Village of Brookfield, Illinois, the 12<sup>th</sup> day of September 2016.

# AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OF THE VILLAGE OF BROOKFIELD

WHEREAS, pursuant to Section 11-76-4 of the Illinois Municipal Code, 65 ILCS 5/11-76-4, the corporate authorities of the Village of Brookfield (the "Village") are expressly authorized to sell personal property in such manner as they may designate with or without advertising the sale when, in the opinion of a majority of the corporate authorities then holding office, the personal property is no longer necessary or useful to the Village;

WHEREAS, the Village owns certain personal property described in Exhibit "A" which exhibit is attached hereto and made part hereof; and

WHEREAS, the corporate authorities of the Village expressly find that the items of personal property described in Exhibit "A" are no longer necessary to, required for use, or in the best interests of the Village to maintain and further find that it is in the best interest of the Village to dispose of the described items as hereafter set forth;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

#### Section 1. Recitals.

The foregoing recitals are adopted as the corporate findings of the corporate authorities of the Village as if fully restated herein.

Section 2. Authorization. The Village Manger shall be and is hereby authorized and directed to sell the items described in Exhibit "A" with or without advertising their sale. Upon receipt of the proceeds of the sale of the items listed in

Exhibit "A," the Village Manager is hereby authorized and directed to convey and transfer title to the personal property listed in Exhibit "A" to the purchaser and to deliver the proceeds of the sale to the Village Treasurer for deposit into the village's general corporate bank account.

<u>Section 3</u>. Effective Date. This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

approvat arra pastication in patient	. •
ADOPTED this 12th day of Sep	tember 2016 pursuant to a roll call vote as follows:
AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12 <sup>th</sup> da	ay of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office, and published in pamphlet form this 12 <sup>th</sup> day of September 2016.	

2

### **EXHIBIT "A"**

### ITEMS OF SURPLUS PERSONAL PROPERTY

DESCRIPTION	ITEM	MODEL		
			SERIAL NUMBER	
Canon Image Class Copier MF6530	#00027	#F189100	SLX27819	
Hewlett Packard Desk Jet Copier 812C		C6411B	MY9B!16086	
Haier Window-Mount A/C Unit (St.2 office)		HWR10XC6	ADOBJOE0300ASSB42653	

# AN ORDINANCE TO APPROVE A PRELIMINARY AND A FINAL PLAN FOR A PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT 8934 FAIRVIEW AVENUE IN THE VILLAGE OF BROOKFIELD, ILLINOIS

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12<sup>TH</sup> DAY OF SEPTEMBER 2016

Published in pamphlet form by authority of the Corporate Authorities of Brookfield, Illinois, the 12<sup>th</sup> day of September 2016.

# AN ORDINANCE TO APPROVE A PRELIMINARY AND A FINAL PLAN FOR A PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT 8934 FAIRVIEW AVENUE IN THE VILLAGE OF BROOKFIELD, ILLINOIS

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, RMG Realty Group, LLC previously filed a Preliminary Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, the required lot area from 2,178 square feet to 1,041 square feet and the required side-yard setback from fifteen feet (15') to zero feet (0') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to fourteen (14) offstreet parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the property which is legally described in Exhibit "A" attached hereto and made a part hereof (the "Subject Property");

WHEREAS, the Subject Property is presently zoned C-3 Centralized Commercial District and abuts property on all sides presently zoned C-3 Centralized Commercial District;

WHEREAS, RMG Realty Group, LLC previously attended a planned development pre-application conference with the Village Manager, Code Enforcement Director, Village Engineer, and appropriate members of the village staff (collectively the "Village Staff"), all materials required by Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, having been timely submitted prior to the planned development pre-application conference;

WHEREAS, RMG Realty Group, LLC waived its opportunity for a pre-application review by the Planning and Zoning Commission and by the President and Board of Trustees (the "Corporate Authorities") of the Village of Brookfield, Illinois (the "Village");

WHEREAS, notice of a public hearing was originally published in *The Riverside-Brookfield Landmark* on January 22, 2014; notice of a public hearing was posted on a sign on the Subject Property; RMG Realty Group, LLC notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield Illinois; a public hearing was held on the Zoning Variance Application on February 11, 2014, at 6:30 p.m. before the Village of Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Preliminary Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Preliminary

Planned Development Application for consideration of the requested zoning variation; and all persons who desired to be heard on the matter were heard;

WHEREAS, the Planning and Zoning Commission, having duly considered the question of preliminary approval of the planned development and preliminary approval of the requested zoning variations, caused a written report of its determination and recommendation approving the preliminary plan of the planned development to be submitted to the Corporate Authorities of the Village and which is attached hereto as Exhibit "B":

**WHEREAS**, based on the evidence presented at the hearing, the Village Planning and Zoning Commission made the following findings of fact, which were summarized as follows:

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended, because the Comprehensive Plan identifies the site as "public/semi-public"; and the proposed planned development addresses several goals and objectives of the Comprehensive Plan particularly the first objective of "Improve the image and appearance of all commercial areas with particular emphasis on the appearance of buildings, signage, site landscaping and streetscape amenities" in the category entitled "Village Image, Design and Identity" of the Comprehensive Plan.
- 2. The proposed planned development promotes high standards in design, site planning and construction because the proposal is consistent with development in the Village, provided that modifications to the design and landscaping as provided herein are incorporated.
- 3. The proposed planned development provides a safe and desirable environment because the proposed planned development creates no unsafe or secluded areas, and the design and location of the building on the proposed planned development make it an active part of the neighborhood.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs. The proposal provides for adequate, however minimal, open space and landscape in terms of community development needs. The proposal can provide

- adequate landscaping by properly curbing landscape islands and implementing a landscape treatment.
- 5. The proposed planned development presents a creative and workable approach in land development. The proposed planned development is very close to demonstrating creativity and workability. The construction of multifamily housing adjacent to the Village's downtown core is a proposal that the Village has not seen for several years and is consistent with well-conceived land development planning.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood. However, a concern is the zero-lot-line development, although this development is not uncommon in the C-3 Centralized Commercial District.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner (RMG Realty Group, LLC) or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare of the community by providing development in accordance with the 2020 Master Plan.

**WHEREAS**, the Village Planning and Zoning Commission previously found that the following standards were met and proved by the Petitioner (RMG Realty Group, LLC):

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- 2. The proposed planned development promotes high standards in design, site planning and construction.
- The proposed planned development provides a safe and desirable environment.

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- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
- 5. The proposed planned development presents a creative and workable approach in land development.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- By virtue of its benefits to the Village and its unique and creative design, the
  proposed planned development justifies the intended variations from the
  strict interpretation of the Village's zoning ordinance and justifies the special
  use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner (RMG Realty Group, LLC) or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and/or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare.

WHEREAS, in accordance with the aforesaid laws and ordinances, the Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended preliminary approval of the planned development and the requested zoning variations on the Subject Property, subject to the following conditions:

- 1. Final approval of the planned development;
- 2. Providing a color rendering of the planned development;
- 3. Providing materials selections and samples of the planned development;
- 4. Providing a landscaping plan of the planned development;
- 5. Providing a storm-water management plan of the planned development;
- 6. Providing a shadow study of the planned development;

- 7. Reconsideration of front-facing parking;
- 8. Consideration of reducing the number of parking spaces from 1.5 per unit to 1 per unit; and
- 9. Reconsideration of reducing the west wall to twenty-two feet (22').

WHEREAS, the Corporate Authorities, had in excess of ten (10) days to review all materials relevant to the Preliminary Planned Development Application and the recommendations of Village Staff and the Planning and Zoning Commission, found that all requisite conditions for the preliminary approval of the planned development had been met by RMG Realty Group, LLC and that it was in the best interests of the Village that the planned development and the requested zoning variations for the Subject Property be preliminarily approved, and on March 10, 2014, the Corporate Authorities of the Village, having duly considered the question of preliminary approval of the planned development and preliminary approval of the requested zoning variations, after making the requisite findings of fact, preliminarily approved the planned development and the requested zoning variations on the Subject Property, subject to certain conditions as set forth in Ordinance No. 2014-11 entitled An Ordinance to Approve a Preliminary Plan for a Planned Development for the Property Located at 8934 Fairview Avenue in the Village of Brookfield, Illinois;

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, RMG Realty Group, LLC filed, within twelve (12) months of the preliminary approval of the planned development, a Final Planned Development Application requesting a Special Use Permit

for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system supported by the materials required to be submitted under Section 62-822(b)(12) of the Code of Ordinances of Brookfield, Illinois, for the Subject Property;

WHEREAS, notice of a public hearing was published in *The Riverside-Brookfield Landmark* on April 9, 2014; notice of a public hearing was posted on a sign on the Subject Property; RMG Realty Group, LLC notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield Illinois; a public hearing was held on the Final Planned Development Application requesting a Special Use Permit on April 24, 2014, at 6:30 p.m. before the Village Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Preliminary Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Final Planned Development Application; and all persons who desired to be heard on the matter were heard:

WHEREAS, the Planning and Zoning Commission, having duly considered the question of final approval of the planned development has caused a written report of its determination regarding the final plan of the planned development to be submitted to the Corporate Authorities of the Village and which is attached hereto as Exhibit "C";

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WHEREAS, based on the evidence presented at the hearing, the Corporate Authorities made the following findings of fact on the Final Planned Development Application, which are summarized as follows:

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended, because the Comprehensive Plan identifies the site as "public/semi-public"; and the proposed planned development addresses several goals and objectives of the Comprehensive Plan particularly the first objective of "Improve the image and appearance of all commercial areas with particular emphasis on the appearance of buildings, signage, site landscaping and streetscape amenities" in the category entitled "Village Image, Design and Identity" of the Comprehensive Plan.
- 2. The proposed planned development promotes high standards in design, site planning and construction because the proposal is consistent with development in the Village, provided that modifications to the design and landscaping as provided herein are incorporated.
- 3. The proposed planned development provides a safe and desirable environment because the proposed planned development creates no unsafe or secluded areas, and the design and location of the building on the proposed planned development make it an active part of the neighborhood.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs. The proposal provides for adequate, however minimal, open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands and implementing a landscape treatment.
- 5. The proposed planned development presents a creative and workable approach in land development. The proposed planned development is very close to demonstrating creativity and workability. The construction of multifamily housing adjacent to the Village's downtown core is a proposal that the Village has not seen for several years and is consistent with well-conceived land development planning.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood. However, a concern is the zero-lot-line development, although this development is not uncommon in the C-3 Centralized Commercial District.

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- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner (RMG Realty Group, LLC) or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare of the community by providing development in accordance with the 2020 Master Plan.

WHEREAS, the Corporate Authorities found that the following standards had been met and proved by RMG Realty Group, LLC concerning the Final Planned Development Application:

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- The proposed planned development promotes high standards in design, site planning and construction.
- 3. The proposed planned development provides a safe and desirable environment.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
- 5. The proposed planned development presents a creative and workable approach in land development.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.

- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner (RMG Realty Group, LLC) or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and/or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare.
- 11. The final planned development is in general conformance with the previously approved preliminary planned development application and plans.
- 12. By virtue of its imaginative and creative design and benefits to the Village, the final planned development justifies the intended variations from the strict application of the subdivision standards and zoning ordinance.

WHEREAS, the Corporate Authorities found that the following conditions contained in Ordinance No. 2014-11 entitled *An Ordinance to Approve a Preliminary Plan for a Planned Development for the Property Located at 8934 Fairview Avenue in the Village of Brookfield, Illinois*, had been satisfied, except as noted, by RMG Realty Group, LLC concerning the Final Planned Development Application in accordance with the ordinance:

- Final approval of the planned development RMG Realty Group, LLC had filed a timely Final Planned Development Application;
- 2. Providing a color rendering of the planned development RMG Realty Group, LLC provided a color rendering of the planned development to the Planning and Zoning Commission;

- 3. Providing materials selections and samples of the planned development RMG Realty Group, LLC provided a materials sample board of the planned development to the Planning and Zoning Commission;
- 4. Providing a landscaping plan of the planned development RMG Realty Group, LLC provided a landscaping plan of the planned development to the Planning and Zoning Commission;
- 5. Providing a storm-water management plan of the planned development RMG Realty Group, LLC provided a storm-water management plan of the planned development prepared by Larsen Engineering, Inc. to the Planning and Zoning Commission. The storm-water management plan was reviewed by the Village Engineer, and the Village Engineer issued comments to the proposed storm-water management plan indicating revisions to the storm-water management plan were necessary;
- 6. Providing a shadow study of the planned development RMG Realty Group, LLC provided a shadow study of the planned development to the Planning and Zoning Commission;
- 7. Reconsideration of front-facing parking RMG Realty Group, LLC reconsidered the front-facing parking and determined that relocating the parking would increase the shadows to the adjacent property and reduce available parking;
- 8. Consideration of reducing the number of parking spaces from 1.5 per unit to 1 per unit RMG Realty Group, LLC reconsidered reducing the number of parking spaces from 1.5 per unit to 1 per unit and determined that reducing the number of parking spaces would detract from the desirability of the building to prospective personnel; and

9. Reconsideration of reducing the west wall to twenty-two feet (22') - RMG Realty Group, LLC reconsidered reducing the west wall to twenty-two feet (22') and determined that the portion of the west wall located at the west property line could be reduced from 26' 11 7/8" to 22' 11 7/8" by eliminating the wing wall that projected beyond the face of the building adjacent to the balconies and deck of the three southwesterly dwellings and has incorporated the revisions into the final planned development.

WHEREAS, the Corporate Authorities determined that the final planned development required the following additional conditions or restrictions to protect the public interest and adjacent areas, improve the development and ensure compliance with existing village ordinances:

- 1. RMG Realty Group, LLC shall submit and have approved by the Corporate Authorities a plat of consolidation for the multiple lots incorporated into the final planned development;
- 2. RMG Realty Group, LLC shall submit and have approved by the village staff final plans of the planned development providing consistent labeling and project scope;
- 3. RMG Realty Group, LLC shall submit and have approved by the Village Engineer revisions to the storm-water management plan of the planned development prepared by Larsen Engineering, Inc. consistent with the review comments of the Village Engineer; and
- 4. One or more off-street parking spaces per unit shall be specifically assigned to each of the nine (9) dwelling units in the building, and any off-street parking spaces remaining after the off-street parking spaces shall be assigned to the nine (9) dwelling units in the building for guest parking; each off-street parking space shall be marked by a

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sign or number painted upon the surface of the off-street parking space identifying each respective off-street parking space as being assigned either to a particular dwelling unit of the building or to guest parking; and no off-street parking space shall be rented, assigned or otherwise designated for use by other than a tenant of the building or his or her authorized guests;

WHEREAS, the Corporate Authorities, having reviewed all of the materials relevant to the Final Planned Development Application and the recommendations of Village Staff and the Planning and Zoning Commission, found that all requisite conditions for the final approval of the planned development had been met by RMG Realty Group, LLC and that it is in the best interests of the Village that the planned development for the Subject Property be approved, and on May 27, 2014, the Corporate Authorities of the Village, having duly considered the question of final approval of the planned development and final approval of the requested zoning variations, after making the requisite findings of fact, gave final approval of the planned development and the requested zoning variations on the Subject Property, subject to certain conditions as set forth in Ordinance No. 2014-34 entitled An Ordinance to Approve a Final Plan for a Planned Development for the Property Located at 8934 Fairview Avenue in the Village of Brookfield, Illinois;

WHEREAS, Section 62-822(18) of the Code of Ordinances of Brookfield, Illinois, and Section 4 of Ordinance 2014-34 require RMG Realty Group, LLC to commence construction of the uses approved in the planned development within 24 months after approval by the Corporate Authorities of the final plan and if RMG Realty Group, LLC fails to commence construction within 24 months and fails to obtain from the Corporate Authorities prior to the expiration of the planned development special use permit, an

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extension of the special use permit, the special use permit issued for the planned development automatically, and with no further action by the Corporate Authorities, expires and the approval of the final planned development is thereafter null and void.

WHEREAS, RMG Realty Group, LLC failed to commence construction of the uses approved in the planned development within 24 months after approval by the Corporate Authorities of the final plan and the Petitioner further failed to obtain from the Corporate Authorities, prior to the expiration of the planned development special use permit, an extension of the special use permit. Consequently, on May 26, 2016, the special use permit issued for the planned development automatically, and with no further action by the Corporate Authorities required, expired. Therefore, the prior approval of the final planned development is null and void.

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, Grossdale Properties, LLC (the "Petitioner"), has filed a new Preliminary and Final Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level,

a variation of the required minimum lot width from 225 feet to 75 feet, a variation of the required lot area from 2,178 square feet to 1,041 square feet, a variation of the required front-yard setback from fifteen feet (15') to thirteen and one-half feet (13.5') and a variation of the required side-yard setback from fifteen feet (15') to three feet (3') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to nine (9) off-street parking spaces (including one (1) accessible parking space) of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the Subject Property supported by the materials required to be submitted under Section 62-822(b)(12) of the Code of Ordinances of Brookfield, Illinois, for the Subject Property;

WHEREAS, the Petitioner has waived its opportunity for a pre-application review by the Village Staff, all materials required by Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, having been timely submitted;

WHEREAS, the Petitioner has waived its opportunity for a pre-application review by the Planning and Zoning Commission and by the Corporate Authorities of the Village;

WHEREAS, notice of a public hearing was published in *The Riverside-Brookfield Landmark* on June 8, 2016; notice of a public hearing was posted on a sign on the Subject Property; the Petitioner notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield Illinois; a public hearing was held on the Preliminary and Final Planned Development Application on June 23, 2016, and on July 28, 2016, at 6:30 p.m. before the Village of

Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Preliminary and Final Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Preliminary and Final Planned Development Application for consideration of the requested zoning variation; and all persons who desired to be heard on the matter were heard;

WHEREAS, the Planning and Zoning Commission, having duly considered the question of preliminary and final approval of the planned development and preliminary and final approval of the requested zoning variations, caused a written report of its determination and recommendation approving the preliminary and final plans of the planned development and the requested zoning variations on the Subject Property to be submitted to the Corporate Authorities of the Village and which is attached hereto as Exhibit "D";

WHEREAS, based on the evidence presented at the hearings, the Planning and Zoning Commission make the following findings of fact on the Preliminary and Final Planned Development Application, which are summarized as follows:

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended, because the Comprehensive Plan identifies the site as "public/semi-public"; and the proposed planned development addresses several goals and objectives of the Comprehensive Plan particularly the first objective of "Improve the image and appearance of all commercial areas with particular emphasis on the appearance of buildings, signage, site landscaping and streetscape amenities" in the category entitled "Village Image, Design and Identity" of the Comprehensive Plan.
- 2. The proposed planned development promotes high standards in design, site planning and construction because the proposal is consistent with development in the Village, provided that modifications to the design and landscaping as provided herein are incorporated.

- 3. The proposed planned development provides a safe and desirable environment because the proposed planned development creates no unsafe or secluded areas, and the design and location of the building on the proposed planned development make it an active part of the neighborhood.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs. The proposal provides for adequate, however minimal, open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands and implementing a landscape treatment.
- 5. The proposed planned development presents a creative and workable approach in land development. The proposed planned development is very close to demonstrating creativity and workability. The construction of multifamily housing adjacent to the Village's downtown core is a proposal that the Village has not seen for several years and is consistent with well-conceived land development planning.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood. However, a concern is the zero-lot-line development, although this development is not uncommon in the C-3 Centralized Commercial District.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare of the community by providing development in accordance with the 2020 Master Plan.

WHEREAS, based on the evidence presented at the hearings, the Planning and Zoning Commission find that the following standards have been met and proved by the Petitioner concerning the Preliminary and Final Planned Development Application:

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- 2. The proposed planned development promotes high standards in design, site planning and construction.
- The proposed planned development provides a safe and desirable environment.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
- 5. The proposed planned development presents a creative and workable approach in land development.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and/or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare.
- The final planned development is in general conformance with the preliminary planned development application and plans.

12. By virtue of its imaginative and creative design and benefits to the Village, the final planned development justifies the intended variations from the strict application of the subdivision standards and zoning ordinance.

WHEREAS, in accordance with the aforesaid laws and ordinances, the Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended preliminary and final approval of the planned development and the requested zoning variations on the Subject Property by the Corporate Authorities, subject to the following conditions:

- The window fenestration on the third floor replicates those on either the first or second floors;
- 2. The panel siding be removed from the west and east elevations, and those elevations become all siding;
  - 3. The panel siding continue on east and west elevations into the entryway;
  - 4. Appropriate landscaping shall be added to the west side; and
- 5. The staff shall research the Americans with Disabilities Act (ADA) parking requirement and change the parking plan appropriately;

WHEREAS, the Corporate Authorities have determined that the final planned development requires the following additional conditions or restrictions to protect the public interest and adjacent areas, improve the development and ensure compliance with existing village ordinances:

1. The Petitioner shall submit and have approved by the Corporate Authorities a plat of consolidation for the multiple lots incorporated into the final planned development;

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- 2. The Petitioner shall submit and have approved by the Village Staff final plans of the planned development providing consistent labeling and project scope;
- 3. The Petitioner shall submit and have approved by the Village Engineer revisions to the storm-water management plan of the planned development prepared by Larsen Engineering, Inc. consistent with the review comments of the Village Engineer; and
- 4. If a dwelling unit is occupied by a disabled person, the one (1) accessible off-street parking space shall be assigned to the unit occupied by the disabled person and the remaining eight (8) off-street parking spaces shall be specifically assigned to each of eight (8) remaining dwelling units and not more than one (1) off-street parking space be assigned to any dwelling unit. If no dwelling unit is occupied by a disabled person, one (1) off-street parking space shall be specifically assigned to each of eight (8) of the nine (9) dwelling units in the building and not more than one (1) off-street parking space be assigned to any dwelling unit. Each off-street parking space shall be marked by a sign or number painted upon the surface of the off-street parking space identifying each respective off-street parking space as being assigned to a particular dwelling unit of the building; and no off-street parking space shall be rented, assigned or otherwise designated for use by other than a tenant of the building or his or her authorized guests.
- 5. The window fenestration on the third floor shall replicate those on either the first or second floors;
- 6. The panel siding shall be removed from the west and east elevations and those elevations shall become all siding;

- 7. The panel siding shall continue on east and west elevations into the entryway; and
  - 8. Appropriate landscaping shall be added to the west side.

WHEREAS, the Corporate Authorities, having reviewed all of the materials relevant to the Preliminary and Final Planned Development Application and the recommendations of Village Staff and the Planning and Zoning Commission, find that all requisite conditions for the final approval of the planned development have been met by the Petitioner and that it is in the best interests of the Village that the planned development for the Subject Property be preliminarily and finally approved, subject to the conditions set forth in this ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois:

<u>Section 1</u>. Recitals. The Corporate Authorities hereby incorporate the foregoing preamble clauses into this ordinance and adopt and make the determinations as hereinabove set forth.

Section 2. Findings. Based on the evidence presented at the hearings, the Corporate Authorities hereby find that the Petitioner has shown that:

- The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- 2. The proposed planned development promotes high standards in design, site planning and construction.
- The proposed planned development provides a safe and desirable environment.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.

- 5. The proposed planned development presents a creative and workable approach in land development.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and/or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare.
- 11. The final planned development is in general conformance with the previously approved preliminary planned development application and plans.
- 12. By virtue of its imaginative and creative design and benefits to the Village, the final planned development justifies the intended variations from the strict application of the subdivision standards and zoning ordinance.

<u>Section 3.</u> Approval of Planned Development. Based on the evidence presented at the hearings, the Corporate Authorities find that the standards concerning the Preliminary and Final Planned Development Application required to have been met and proven have been met and proven by the Petitioner and hereby approve the planned development as submitted by the Petitioner, which is attached hereto as Exhibit "E" subject to the following conditions:

- The Petitioner shall submit and have approved by the Corporate Authorities
  a plat of consolidation for the multiple lots incorporated into the final planned
  development;
- 2. The Petitioner shall submit and have approved by the Village Staff final plans of the planned development providing consistent labeling and project scope;
- 3. The Petitioner shall submit and have approved by the Village Engineer revisions to the storm-water management plan of the planned development prepared by Larsen Engineering, Inc. consistent with the review comments of the Village Engineer, and
- 4. If a dwelling unit is occupied by a disabled person, the one (1) accessible off-street parking space shall be assigned to the unit occupied by the disabled person and the remaining eight (8) off-street parking spaces shall be specifically assigned to each of eight (8) remaining dwelling units and not more than one (1) off-street parking space be assigned to any dwelling unit. If no dwelling unit is occupied by a disabled person, one (1) off-street parking space shall be specifically assigned to each of eight (8) of the nine (9) dwelling units in the building and not more than one (1) off-street parking space be assigned to any dwelling unit. Each off-street parking space shall be marked by a sign or number painted upon the surface of the off-street parking space identifying each respective off-street parking space as being assigned to a particular dwelling unit of the building; and no off-street parking space shall be rented, assigned or otherwise designated for use by other than a tenant of the building or his or her authorized guests.
- 5. The window fenestration on the third floor shall replicate those on either the first or second floors;

- 6. The panel siding shall be removed from the west and east elevations and those elevations shall become all siding;
- 7. The panel siding shall continue on east and west elevations into the entryway; and
  - 8. Appropriate landscaping shall be added to the west side.

Section 4. Time Limitation. Subject to an extension of time's being granted by the Corporate Authorities, the approval of the planned development is valid for a period of twenty-four (24) months after the effective date of the ordinance. Upon written petition by the holder of the planned development special use permit, and upon the finding of good cause by the Corporate Authorities prior to the expiration of the planned development special use permit, the Corporate Authorities may, but are under no obligation to, extend the special use permit for an additional period of twelve (12) months. In the event that the Petitioner or a successor to the Petitioner has not substantially completed construction of the public improvements or has not commenced construction of the uses approved in the planned development within twenty-four (24) months after the effective date of the ordinance or within the time extended by the Corporate Authorities, this approval of the planned development shall automatically expire with no further action by the Corporate Authorities; and the approvals granted herein shall thereafter be null and void.

<u>Section 5.</u> Severability. If any provisions or portion of this ordinance or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions or portions of this ordinance; and, to that end, all provisions and portions of this Ordinance are declared to be severable.

<u>Section 6</u>. Incorporation of Exhibits. All exhibits attached to this ordinance are hereby incorporated herein and made a part of the substance hereof.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

<u>Section 7.</u> Effective Date. This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 12<sup>th</sup> day of September 2016 pursuant to a roll call vote as follows:

AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12 <sup>t</sup>	th day of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office, and published in pamphlet form this 12 <sup>th</sup> day of September 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County, Illinois	· · · · · · · · · · · · · · · · · · ·

### Exhibit "A"

### LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 39, 40 AND 41 IN BLOCK 19 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:

18-34-420-017-0000

18-34-420-018-0000 18-34-420-019-0000

Commonly known as 8934 Fairview Avenue, Brookfield, Illinois

#### Exhibit "B"

## DETERMINATION AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

From:

Village of Brookfield Planning and Zoning Commission

To:

President and Board of Trustees of the Village of Brookfield, Illinois

Re:

**Preliminary Planned Development Application** 

PZC 14-02-8934 Fairview Avenue.

Petitioner: RMG Realty Group, LLC

Preliminary Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system, and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, the required lot area from 2,178 square feet to 1,041 square feet and the required side-yard setback from fifteen feet (15') to zero feet (0') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to fourteen (14) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois.

Notice of a public hearing was published in *The Riverside-Brookfield Landmark* on January 22, 2014, notice of a public hearing was posted on a sign on the Subject Property; the Petitioner notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois; a public hearing was held on the Zoning Variance Application on February 11, 2014, at 6:30 p.m. before the Village of Brookfield Planning and Zoning Commission, at

which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Preliminary Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Preliminary Planned Development Application for consideration of the requested zoning variation; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of preliminary approval of the planned development, has caused a written report of its determination and recommendation approving the preliminary plan of the planned development and the requested zoning variations to be submitted to the Corporate Authorities of the Village and which is attached hereto as Exhibit "B";

Based on the evidence presented at the hearing, the Village of Brookfield Planning and Zoning Commission made the following findings of fact, which are summarized as follows:

- 1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended, because the Comprehensive Plan identifies the site as "public/semi-public"; and the proposed planned development addresses several goals and objectives of the Comprehensive Plan particularly the first objective of "Improve the image and appearance of all commercial areas with particular emphasis on the appearance of buildings, signage, site landscaping and streetscape amenities" in the category entitled, "Village Image, Design and Identity" of the Comprehensive Plan.
- 2. The proposed planned development promotes high standards in design, site planning and construction because the proposal is consistent with development in the Village provided that modifications to the design and landscaping as provided herein are incorporated.
- 3. The proposed planned development provides a safe and desirable environment because the proposed planned development creates no unsafe or secluded areas, and the design and location of the building on the proposed planned development make it an active part of the neighborhood.

- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs. The proposal provides for adequate, however minimal, open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands and implementing a landscape treatment.
- 5. The proposed planned development presents a creative and workable approach in land development. The proposed planned development is very close to demonstrating creativity and workability. The construction of multifamily housing adjacent to the Village's downtown core is a proposal that the Village has not seen for several years and is consistent with well-conceived land development planning.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood. However, a concern is the zero-lot-line development, although this development is not uncommon in the C-3 Centralized Commercial District.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare of the community by providing development in accordance with the 2020 Master Plan.

The following standards have been met and proved by the Petitioner:

- The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- 2. The proposed planned development promotes high standards in design, site planning and construction.

- 3. The proposed planned development provides a safe and desirable environment.
- The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
- 5. The proposed planned development presents a creative and workable approach in land development.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare.

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended preliminary approval of the planned development and the requested zoning variations on the Subject Property, subject to the following conditions:

- 1. Final approval of the planned development;
- 2. Providing a color rendering of the planned development;
- Providing materials selections and samples of the planned development;
- Providing a landscaping plan of the planned development;
- Providing a storm-water management plan of the planned development;
- Providing a shadow study of the planned development;

- 7. Reconsideration of front-facing parking;
- 8. Consideration of reducing the number of parking spaces from 1.5 per unit to 1 per unit; and

9. Reconsideration of reducing the west wall to twenty-two feet (22').

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#### Exhibit "C"

# DETERMINATION AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

From:

Village of Brookfield Planning and Zoning Commission

To:

President and Board of Trustees of the Village of Brookfield, Illinois

Re:

Final Planned Development Application

PZC 14-02-8934 Fairview Avenue.

Petitioner: RMG Realty Group, LLC

Final Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system.

Notice of a public hearing was published in *The Riverside-Brookfield Landmark* on April 9, 2014, notice of a public hearing was posted on a sign on the Subject Property; the Petitioner notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois; a public hearing was held on the Final Planned Development Application on April 24, 2014, at 6:30 p.m. before the Village of Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Final Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Final Planned Development Application for consideration of a special use permit; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of final approval of the planned development, has caused a written report of its determination and recommendation regarding the final plan of the planned development to be submitted to the Corporate Authorities of the Village.

Based on the evidence presented at the hearing, the Village of Brookfield Planning and Zoning Commission found that one or more of the following standards were not met and proved by the Petitioner:

- The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- 2. The proposed planned development promotes high standards in design, site planning and construction.
- The proposed planned development provides a safe and desirable environment.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
- 5. The proposed planned development presents a creative and workable approach in land development.
- 6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.

- 10. The proposed planned development protects the public health, safety, convenience and general welfare.
- 11. The final planned development is in general conformance with the previously approved preliminary planned development application and plans.
- 12. By virtue of its imaginative and creative design and benefits to the Village, the final planned development justifies the intended variations from the strict application of the subdivision standards and zoning ordinance.

Consequently, the Village Planning and Zoning Commission did not recommended final approval of the planned development on the Subject Property.

#### Exhibit "D"

## DETERMINATION AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

From: Village of Brookfield Planning and Zoning Commission

To: President and Board of Trustees of the Village of Brookfield, Illinois

Re: Preliminary and Final Planned Development Application

PZC 16-01- 8934 Fairview Avenue.

Petitioner: Grossdale Properties, LLC

Preliminary and Final Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, a variation of the required lot area from 2,178 square feet to 1,041 square feet, a variation of the required front-yard setback from fifteen feet (15') to thirteen and one-half feet (13.5') and a variation of the required side-yard setback from fifteen feet (15') to three feet (3') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to nine (9) off-street parking spaces (including one (1) parking space) of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois

Notice of a public hearing was published in *The Riverside-Brookfield Landmark* on June 8, 2016, notice of a public hearing was posted on a sign on the Subject Property; the Petitioner notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois; a public hearing was held on the Preliminary and Final Planned Development Application on June 23, 2016, and on July 28, 2016, at 6:30 p.m. before the Village of

Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Final Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Final Planned Development Application for consideration of a special use permit; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of final approval of the planned development, has caused a written report of its determination and recommendation regarding the final plan of the planned development to be submitted to the Corporate Authorities of the Village.

Based on the evidence presented at the hearing, the Village of Brookfield Planning and Zoning Commission found that the following standards were met and proved by the Petitioner:

- The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
- 2. The proposed planned development promotes high standards in design, site planning and construction.
- The proposed planned development provides a safe and desirable environment.
- 4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
- 5. The proposed planned development presents a creative and workable approach in land development.
- The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
- 7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
- 8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the

- strict interpretation of the Village's zoning ordinance and justifies the special use requested.
- 9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
- 10. The proposed planned development protects the public health, safety, convenience and general welfare.
- 11. The final planned development is in general conformance with the preliminary planned development application and plans.
- 12. By virtue of its imaginative and creative design and benefits to the Village, the final planned development justifies the intended variations from the strict application of the subdivision standards and zoning ordinance.

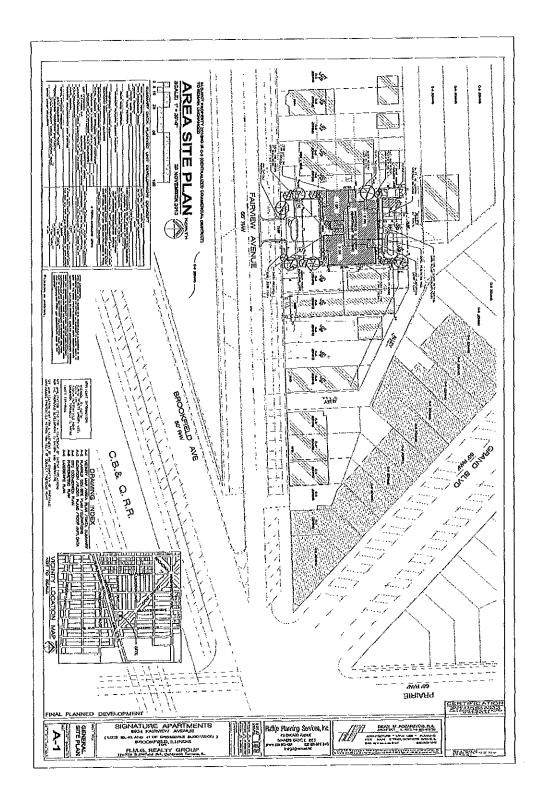
The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended preliminary and final approval of the planned development and the requested zoning variations on the Subject Property, subject to the following conditions:

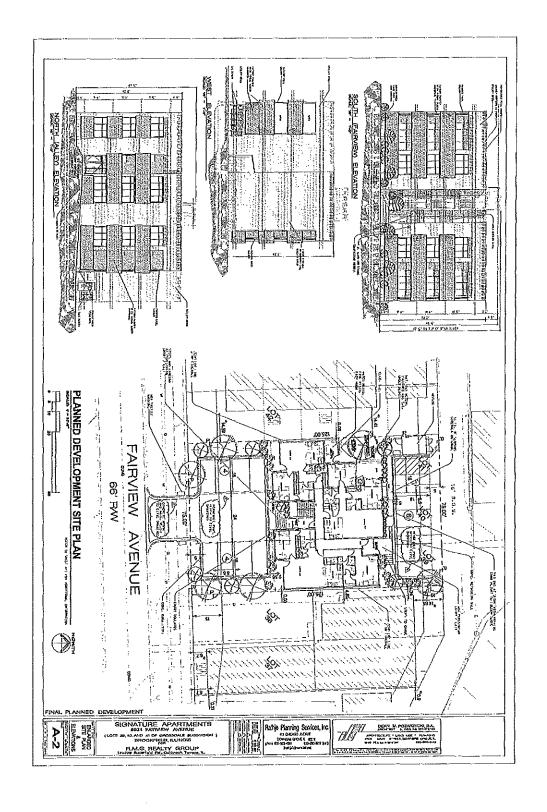
- 1. The window fenestration on the third floor shall replicate those on either the first or second floors;
- 2. The panel siding shall be removed from the west and east elevations and those elevations shall become all siding;
- 3. The panel siding shall continue on east and west elevations into the entryway;
  - Appropriate landscaping shall be added to the west side; and
- 5. The staff shall research the Americans with Disabilities Act (ADA) parking requirement and change the parking plan appropriately;

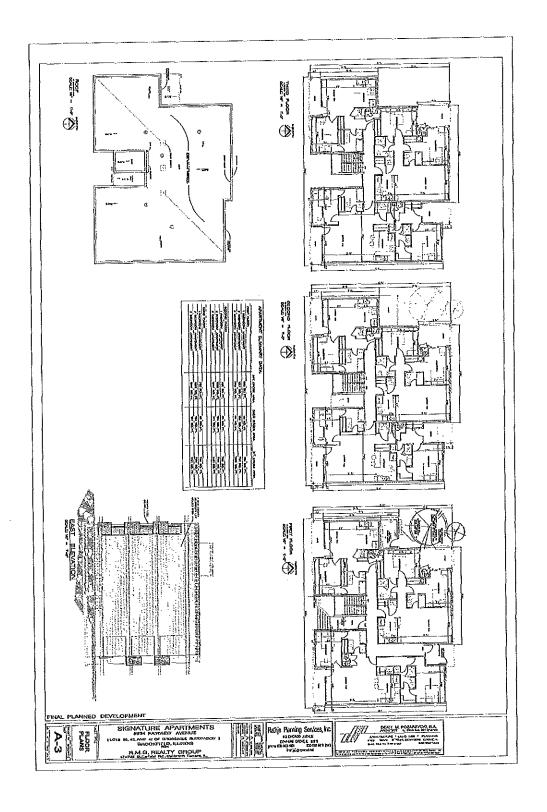
### **EXHIBIT "E"**

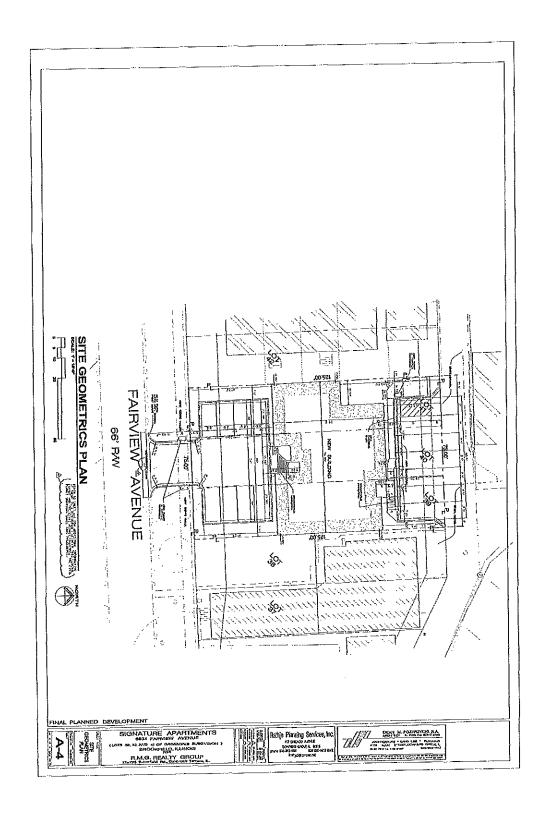
### FINAL PROPOSED PLAN OF DEVELOPMENT

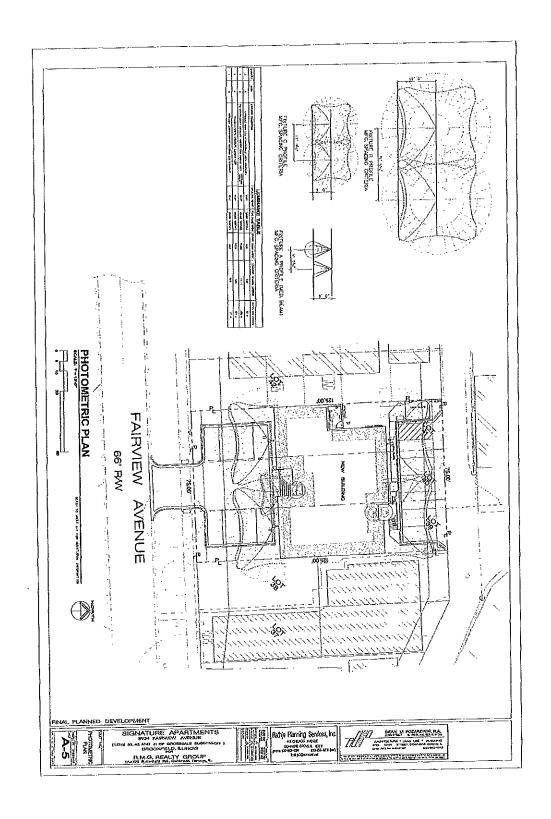


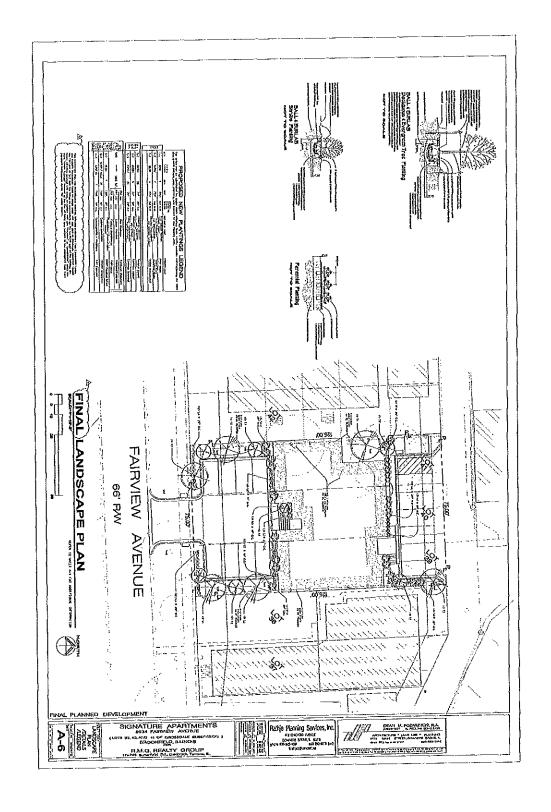


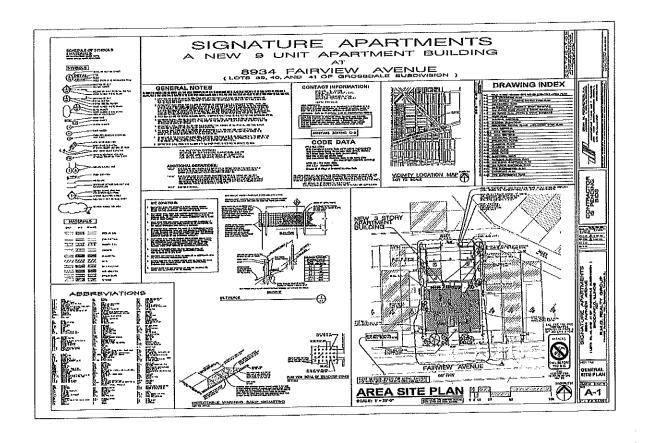




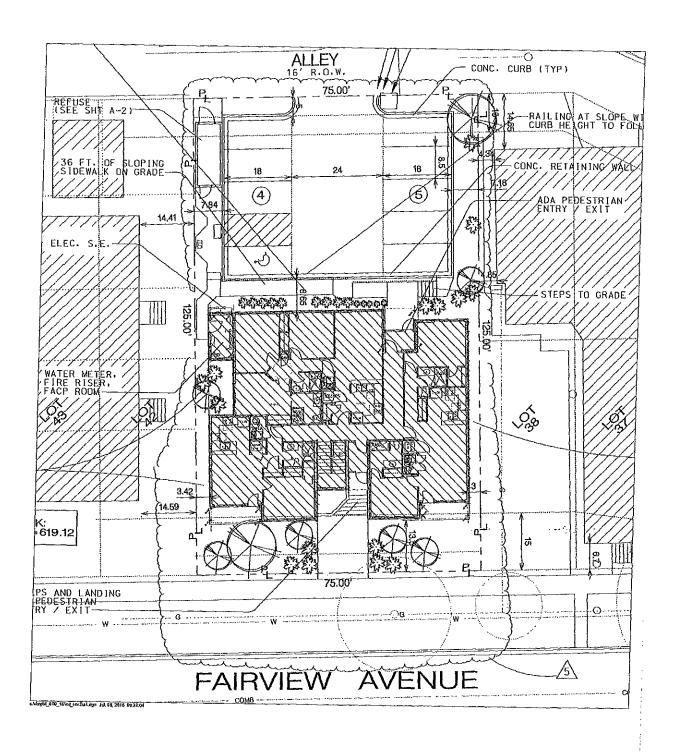








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48

	ATTACHMENTS 2:
A draft of the (not y	et approved by the PZC) minutes from the July 28 <sup>th</sup> , 2016 meeting

49

# readed Site L'ocation

#### ALTA/A.C.S.M.TITLE SURVEY LAND

#### SYMBOL LEGEND GAS KETER

🚭 — ДЛИКОЕ

O ~ CATCH BASSI (c) - WATER VALVE O - KYDRANT

 ■ VALVE & VAULT W - REPEATER BOY 1 - POWER POLE 10 - SPREET LICHT

FINCE LINE (R) -- RECORD DATA (N) - NEASURED DATA

D - ELECTRIC METER

() - CLEANOUT STRUCTURE

-CHIE- OVERHEAD WIRES  -- EXIST, CONTOURS

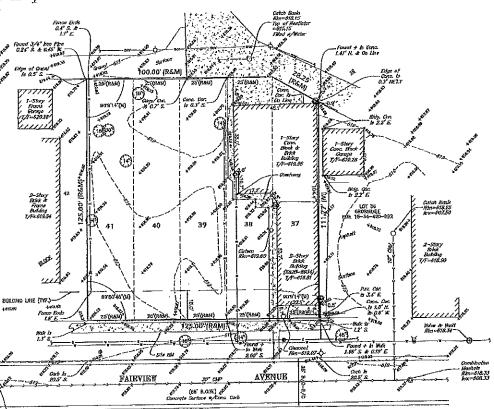
--->--- COURNATION SEVER 

------- WATERWAYN XXXXX — EXISTING ELEVATION

DECEDUOUS TREE , LESS THAN 6" DIA WHIESS OTHERWISE HOTED

CONCRETE SURFACE

Location Map N.T.S.



#### PARCEL DESCRIPTIONS

LOTS 37, 38, 39, 40 AND 41 IN SLOCK 19 IN GROSSDALE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 43, TOPHSHE 39 NORTH, RANGE 12 EAST OF THE THRO PRINCIPAL MERIDIAN, IN COCK COUNTY, SLENCIS.

Mannas Min=619,12 In k=608.61

#### SURVEYOR'S CERTIFICATE

TO: FIRST NATIONAL BANK OF BROOKFIELD

THIS IS TO CENTEY THAT THIS HAP OR MAIT AND THE SURVEY ON WHICH IT IS BASSO WERE HADE IN ACCORDANCE WITH THE 2011 THE MAIN AND THE SURVEYS, SOURCE STREET, OF ALTA/ACSI LAND TITLE SURVEYS, SOURCE STREET, SOURCE STREET

DATED THIS 16TH DAY OF NOVEMBER, 2013.

IPLS No. 3483 MY LICENSE EXPIRES 11/30/12

PROFESSIONAL DESIGN FIRM NO. 184-004196

#### SURVEYOR'S NOTES

- 1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE BROWNO, AND ABONE GROWND OBSERVABLE EMBERGE ONLY. THE SURVEYOR MARKES NO CUARANTEE THAT THE UNDERGROUND UTILITIES BURGHOOD OFFICE ALL, SHORD LOUPING OF ABANDONSO. THE SURVEYOR FURTHER DOES NOT MARKENT THAT THE LUGGING UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION NOIGNATED ALTHOUGH HE DOES STATE HAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTISHATE OF THIS; ALSO COMPARE ALL POINTS BEFORE PULLINGS BY SAME, AND REPORT ANY DEFERENCE BAMEDIATELY.
- 3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONONG RESTRICTIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
- 5. EASPLEATS AND SERVINDES SHOWN HEREON ARE BASED UPON A TITLE COMMINION ISSUED BY CHICAGO THIS INSURANCE COMPANY DOTTRED AS INSURER 1410 NW/110225 DMP WITH AN EFFECTIVE DATE OF STPTIMBER 20, 2012.
- 6, (R) ≃ RECORD DATA (M) = MEASURED DATA
- 7. AREA OF BURVEY= 15,460 SQ. FT., OR 0.355 ACRES, MORE OR LESS.
- 8. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED OF THE MATIONAL FLOOD INSURANCE RATE MAP 1703100478J WITH JUL EFFECTIVE DATE OF ALGUST 18, 2008.

#### **BENCHMARKS**

REFERENCE BEHOHMARK #53

ELEVATION = 620.72

STE BU -- CUT CROSS IN WALK ON THE NORTH SDE OF PARVIEW AVENUE APPROXIMATELY 39' EAST OF THE SOUTHWEST CORNER OF SITE.

ELEVATION = 619.12



PREPARED FOR: Dowldick 308 ADDRESS: 5928-8934 Fainley Avenue

Professional Land Surveying, Inc. 3080 Opder Avenue Suite 107 Lists, Elnots 60532 Phone 630.778.1757 Fax 830.778.7757

DRAWN BY: SUR FLD, EK./FG, NO.: 105/76 COMPLETION DATE: 11-18-13 JOB NO.: 138834 REVISED: 12-11-13/SUR ADD TOPO RFO

@2013 PLS RIC., ALL RIGHTS

#### **ORDINANCE NO. 2016 - 47**

# AN ORDINANCE TO APPROVE A WAIVER OF THE INITIAL FEE FOR THE PRELIMINARY AND FINAL PLAN FOR A PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT 8934 FAIRVIEW AVENUE IN THE VILLAGE OF BROOKFIELD, ILLINOIS

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12<sup>TH</sup> DAY OF SEPTEMBER 2016

Published in pamphlet form by authority of the Corporate Authorities of Brookfield, Illinois, the 12<sup>th</sup> day of September 2016.

#### **ORDINANCE NO. 2016 - 47**

# AN ORDINANCE TO APPROVE A WAIVER OF THE INITIAL FEE FOR THE PRELIMINARY AND FINAL PLAN FOR A PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT 8934 FAIRVIEW AVENUE IN THE VILLAGE OF BROOKFIELD, ILLINOIS

**WHEREAS**, Section 62-875 entitled "Special use permit involving planned development" of the Code of Ordinances of Brookfield, Illinois, requires the applicant for a special use permit involving a planned development to submit an initial fee in the amount of \$675.00 for the entering of such application;

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, RMG Realty Group, LLC, previously filed a Preliminary Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, the required lot area from 2,178 square feet to 1,041 square feet and the required side-yard setback from fifteen feet (15') to zero feet (0') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of

621084.1

off-street parking spaces from eighteen (18) off-street parking spaces to fourteen (14) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the property which is legally described in Exhibit "A" attached hereto and made a part hereof (the "Subject Property");

WHEREAS, on March 10, 2014, the Corporate Authorities of the Village, having duly considered the question of preliminary approval of the planned development and preliminary approval of the requested zoning variations, after making the requisite findings of fact, preliminarily approved the planned development and the requested zoning variations on the Subject Property, subject to certain conditions as set forth in Ordinance No. 2014-11 entitled *An Ordinance to Approve a Preliminary Plan for a Planned Development for the Property Located at 8934 Fairview Avenue in the Village of Brookfield, Illinois*;

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, the Petitioner filed, within twelve (12) months of the preliminary approval of the planned development, a Final Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system supported by the materials required to be submitted under

621084.1 2

Section 62-822(b)(12) of the Code of Ordinances of Brookfield, Illinois, for the Subject Property;

WHEREAS, on May 27, 2014, the Corporate Authorities of the Village, having duly considered the question of final approval of the planned development and final approval of the requested zoning variations, after making the requisite findings of fact, gave final approval of the planned development and the requested zoning variations on the Subject Property, subject to certain conditions as set forth in Ordinance No. 2014-34 entitled *An Ordinance to Approve a Final Plan for a Planned Development for the Property Located at 8934 Fairview Avenue in the Village of Brookfield, Illinois*;

WHEREAS, Section 62-822(18) of the Code of Ordinances of Brookfield, Illinois, and Section 4 of Ordinance 2014-34 require the Petitioner to commence construction of the uses approved in the planned development within 24 months after approval by the Corporate Authorities of the final plan; and, if the Petitioner fails to commence construction within 24 months and fails to obtain from the Corporate Authorities prior to the expiration of the planned development special use permit, an extension of the special use permit, the special use permit issued for the planned development automatically, and with no further action by the Corporate Authorities, expires and the approval of the final planned development is thereafter null and void; and

WHEREAS, the Petitioner failed to commence construction of the uses approved in the planned development within 24 months after approval by the Corporate Authorities of the final plan and the Petitioner further failed to obtain from the Corporate Authorities, prior to the expiration of the planned development special use permit, an extension of the special use permit. Consequently, on May 26, 2016, the special use permit issued for the

621084.1 3

planned development automatically, and with no further action by the Corporate Authorities required, expired. Therefore, the prior approval of the final planned development is null and void.

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, the Petitioner, Grossdale Properties, LLC (the "Petitioner") has filed a new Preliminary and Final Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, a variation of the required lot area from 2,178 square feet to 1,041 square feet, a variation of the required front-yard setback from fifteen feet (15') to thirteen and one-half feet (13.5') and a variation of the required side-yard setback from fifteen feet (15') to three feet (3') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of offstreet parking spaces from eighteen (18) off-street parking spaces to nine (9) off-street parking spaces (including one (1) accessible parking space) of Section 62-290 entitled

621084.1

"Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the Subject Property supported by the materials required to be submitted under Section 62-822(b)(12) of the Code of Ordinances of Brookfield, Illinois, for the Subject Property;

WHEREAS, the Petitioner has requested that the Village waive the application fee of \$675.00 for the Planned Development Application for the new Preliminary and Final Planned Development Application requesting a Special Use Permit required by Section 62-875 of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the prior petitioner, RMG Realty Group, LLC, previously paid a Planned Development Application fee for a substantially similar proposed development on the Subject Property that was not constructed;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois:

<u>Section 1</u>. Recitals. The Corporate Authorities hereby incorporate the foregoing preamble clauses into this ordinance and adopt and make the determinations as hereinabove set forth.

<u>Section 2</u>. Approval of Waiver of Application Fee for Planned Development. The Corporate Authorities hereby approve the waiver of the initial application fee of \$675.00 for the Planned Development Application for the new Preliminary and Final Planned Development Application requesting a Special Use Permit required by Section 62-875 of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois.

#### [THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

621084.1 5

<u>Section 3</u>. Effective Date. This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 12<sup>th</sup> day of September 2016 pursuant to a roll call vote as follows:

AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
<b>APPROVED</b> by me this 12 <sup>th</sup> da	y of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office, and published in pamphlet form this 12 <sup>th</sup> day of September 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County, Illinois	

621084.1 6

#### **RESOLUTION NO. R - 2016- 1057**

## A RESOLUTION AUTHORIZING THE LEVY OF ADDITIONAL TAX FOR LIBRARY PURPOSES IN THE VILLAGE OF BROOKFIELD, ILLINOIS

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES THE 12th DAY OF SEPTEMBER, 2016

Published in Pamphlet form by Authority of the Corporate Authorities of the Village of Brookfield, Illinois this 12th day of September, 2016.

#### **RESOLUTION R - 2016 - 1057**

## A RESOLUTION AUTHORIZING THE LEVY OF ADDITIONAL TAX FOR LIBRARY PURPOSES IN THE VILLAGE OF BROOKFIELD, ILLINOIS

WHEREAS, the Board of Library Trustees of the Village of Brookfield has requested the corporate authorities of the Village of Brookfield to levy an additional tax of .02% for certain library purposes, pursuant to Illinois Compiled Statutes, Ch. 75, 5/3-1 (2004); and

WHEREAS, this .02% additional tax shall be in addition to the annual levy of .35% allowed for the establishment and maintenance of the library.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS, as follows:

Section 1: The corporate authorities of the Village of Brookfield herewith determine to levy an additional .02% tax for library purposes for the tax year commencing January 1, 2016.

**Section 2:** Such .02% additional tax shall be levied on the value of all taxable property in the Village of Brookfield, as equalized or assessed by the Department of Revenue, and shall be used for the purpose of sites and buildings, for the construction and equipment of buildings, for the rental of buildings required for library purposes, and for maintenance, repairs and alterations of library buildings and equipment.

**Section 3:** The levy of said additional .02% tax shall be effected by the adoption of an appropriate levy ordinance by the corporate authorities pursuant to statutory requirements, which ordinance shall be filed in the office of the Cook County Clerk.

**Section 4:** The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at least once in the *Riverside/Brookfield Landmark*, a newspaper with a general circulation in the Village of Brookfield, within fifteen (15) days after its adoption, and also the "Public Notice" attached hereto as "Annex A" hereof, shall be included with such publication or posting.

Section 5: If no petition is filed with the corporate authorities of the Village of Brookfield within thirty (30) days after publication of this resolution, requesting that the question of the adoption of this resolution be submitted to the electors of the Village of Brookfield, or if all petitions so filed are determined to be invalid and insufficient, the Village shall then be authorized to levy the tax. However, if a petition is filed with the

corporate authorities within said thirty (30) day period, which petition is signed by electors of the Village of Brookfield equal in number to 10% of the total number of registered voters in the Village of Brookfield and which asks that the question of levying such a .02% tax be submitted to the electors of the Village, then the question shall be submitted at the next applicable election, or at any special election called in accordance with law. The Village Clerk shall provide a petition form to any individual requesting one.

<b>Section 6:</b> This Resolution shadoption.	nall be in full force and effect immediately upon its
ADOPTED this 12th day of September	, 2016 pursuant to a roll call vote as follows:
AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	·· ·
APPROVED by me this 12th day of Se	eptember, 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office, this 12th day of September, 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County, Illinois	

#### "ANNEX A"

#### **PUBLIC NOTICE**

The public is hereby notified regarding the above "Resolution authorizing the levy of additional tax for library purposes in the Village of Brookfield, Illinois" determining to Levy for the tax year beginning January 1, 2016 an Additional Tax of up to 0.02 Percent of Equalized or Assessed Value of Taxable Property for Particular Building and Equipment Purposes in Accordance with 75 Illinois Compiled Statutes, Section 16/35-5" that:

- 1. The specific number of voters required to sign a petition requesting that the question of adoption of the Resolution be submitted to the electors of the Village is 1,241 voters.
- 2. The time in which the petition must be filed is from the date of publication of this Resolution until 30 days hereof, being the 12<sup>th</sup> day of October, 2016.
- 3. The date of the prospective referendum, if one should be called pursuant to such petition, is the Consolidated General Election Election, held Tuesday the 4<sup>th</sup> day of April 2017.
- 4. The Village Clerk shall provide a petition form to any individual requesting one.

#### Resolution No. 2016-06

#### A RESOLUTION OF THE BROOKFIELD PUBLIC LIBRARY BOARD OF LIBRARY TRUSTEES PROVIDING FOR A LEVY FOR THE PUBLIC LIBRARY SITE AND BUILDING FUND

WHEREAS the Illinois Local Library Act provides for the levy of an additional tax of .02% of the value of all taxable property for the purchase of sites and buildings, for the construction and equipment of buildings, for the rental of buildings required for library purposes, and for maintenance, repairs and alterations of library buildings and equipment (75 ILCS 5/3-4), now, therefore,

BE IT RESOLVED by the President and Board of Library Trustees of the Village of Brookfield, Cook County, Illinois as follows:

Section 1. That the Board of Trustees of the Village of Brookfield be directed to adopt a resolution calling for an additional levy of a .02% Public Library Site and Building Fund to be appropriated and levied in the amount of \$65,000.00 and within 15 days after the adoption of the resolution publish it at least once in one or more newspapers with a general circulation within the Village of Brookfield.

Section 2. BE IT FURTHER RESOLVED, that the Secretary is hereby directed to file a certified copy of this resolution with the President and Board of Trustees of the Village of Brookfield.

ADOPTED this 27th day of July 2016, pursuant to a roll call as follows:

Lisa Knasiak, Secretary

AYES:	6	Jennifer Perny Diame Duner Lisa Knasjak michelle Linda Kampschroeder, Carol Kissane, Svendsen
NAYS:	$\phi$	Linda Kampschroeder, Carol Rissane, Svendse,
ABSENT:	10	- Adam Burghgraef
		Approved by me this 27th day of July, 2016
		Jennifer Perry, President
ATTEST:		
ATTEST.	<i>(</i>	

#### RESOLUTION NO. R - 2016 - 1058

A RESOLUTION AUTHORIZING THE ISSUANCE OF CHANGE ORDER NUMBER ONE TO CONTRACT C FOR PAVING IMPROVEMENTS FOR THE 2016 STREET IMPROVEMENTS PROJECT FOR THE VILLAGE OF BROOKFIELD, ILLINOIS

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12<sup>TH</sup> DAY OF SEPTEMBER 2016

#### **RESOLUTION NO. R - 2016 - 1058**

#### A RESOLUTION AUTHORIZING THE ISSUANCE OF CHANGE ORDER NUMBER ONE TO CONTRACT C FOR PAVING IMPROVEMENTS FOR THE 2016 STREET IMPROVEMENTS PROJECT FOR THE VILLAGE OF BROOKFIELD, ILLINOIS

WHEREAS, pursuant to Article 11 of the Illinois Municipal Code, 65 ILCS 5/11, the Village of Brookfield (the "Village") has the authority to improve and maintain public buildings and ways within its corporate limits;

WHEREAS, the Village entered into a Contract with K-Five Construction Corporation for Contract C for Paving Improvements for the 2016 Street Improvements Project (the "Project"); and

WHEREAS, the corporate authorities of the Village have determined that the Village Hall Parking Lot is in poor condition and should be added to the Project and thereby necessitate changes to the Contract;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

<u>Section 1</u>: Incorporation of Preamble. The facts and statements contained in the preambles to this resolution are found to be true and correct and are hereby adopted as part of this resolution.

Section 2: Compliance with Section 33E-9 of the Illinois Criminal Code. The corporate authorities find that (1) the circumstances said to necessitate the changes to the Contract with J K-Five Construction Corporation for the Project were not reasonably foreseeable at the time the Contract was bid; or (2) the changes to the Contract with K-Five Construction Corporation for the Project are germane to the original Contract as signed; and (3) the Change Order is in the best interest of the Village.

618371.1

Section 3: Compliance with the Public Works Contract Change Order Act.

The corporate authorities find that this change order does not authorize or necessitate an increase in the contract price that is fifty percent (50%) or more of the original contract price and that it does not authorize or necessitate an increase in the price of a subcontract under the contract that is fifty percent (50%) or more of the original subcontract price.

Section 4: Authorization to Execute Change Order. The Village President is hereby authorized to execute Change Order Number One to the Contract substantially in the form attached hereto marked as Exhibit "A" and made a part hereof with such terms therein, consistent with this resolution as may be approved by the officials executing the same, their execution thereof shall constitute conclusive evidence of their approval of the same, subject to review and approval of such Change Order by the Village President and the Village Attorney.

Section 5: Payment of Prevailing Rate of Wages. The general prevailing rate of wages in Cook County, Illinois, for each craft or type of worker or mechanic needed to execute the contract or perform the work, also the general prevailing rate for legal holiday and overtime work, as ascertained by the Illinois Department of Labor shall be paid for each craft or type of worker needed to execute the Contract or to perform such work.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

618371.1

Section 6: Effective Da	te. This resolution shall take effect upon its passage
and approval in pamphlet form.	
ADOPTED this 12th day of Septe	mber 2016, pursuant to a roll call vote as follows:
AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12	th day of September 2016
	Kit P. Ketchmark, Village President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office, and published in pamphlet form this 12th day of September 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County	y, Illinois

Change Order No. 1

PROJECT:

Village of Brookfield, Illinois

2016 Street Improvements Project - Contract C - Paving Improvements

Date: September 12, 2016

CONTRACTOR:

K-Five Construction Corporation

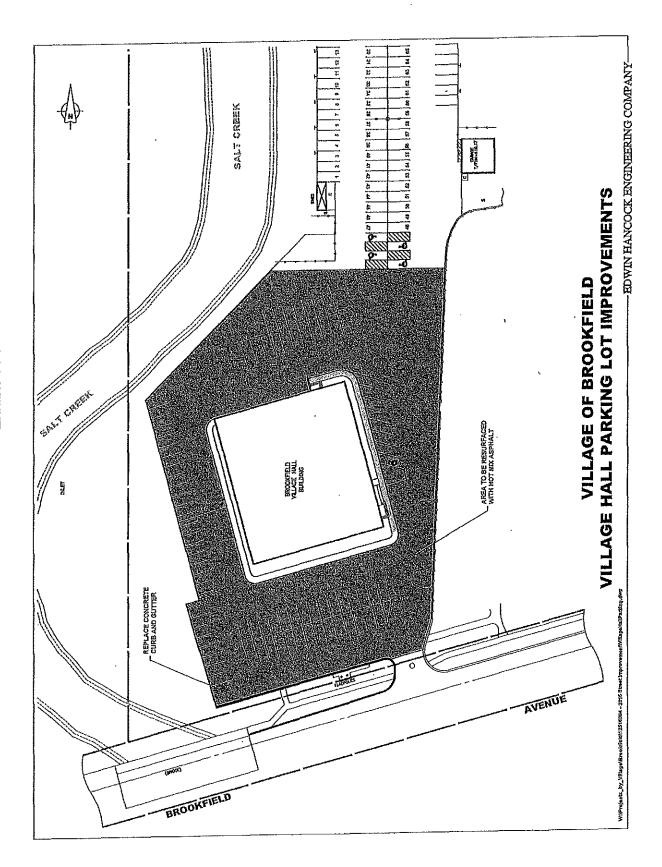
The following changes are hereby made to the Contract Documents: Additional work to resurface the Village Hall parking lot is added to the Project (see Exhibit A-1).

Contract No.	Change Order No.	Item	Unit of Measure	Original Quantity	Change	New Quant ity	Unit Price	Original Amount	Change	New Amount
2	1	Hot Mix Asphalt Surface Removal	Square Yard	21,500	6710	32,210	\$2.00	\$43,000.00	\$13,420.00	\$56,420
6	2	Pavement Patching, Remove and Replace, 6"	Square Yard	400	700	1100	\$40.00	\$16,000.00	\$28,000.00	\$44,000
10	3	Prime Coat	Gallon	10,000	1000	11,000	\$0.01	\$100.00	\$10.00	110.00
13	4	Level Binder, ¾"	Ton	2,700	302	3,002	\$61.00	\$164,700.0 0	\$18,422.00	183,122.00
15	5	Hot Mix Asphalt, 1 1/2:"	Ton	7,100	604	7,704	\$61.00	\$433,100.0 0	\$36,844.00	\$469,944.00
19	6	Pavement Striping	Lineal Foot	500	2000	2500	\$2.00	\$1,000.00	\$4,000.00	\$5,000.00
	7	Excavation, 6"	Square Yard	0	260	260	\$6.00	\$0.00	\$1,560.00	\$1,560.00
		TOTAL							\$102,256.00	

The Village shall pay the Contractor for the performance of the work, at the unit prices set forth in the below as full compensation for furnishing all the materials, for doing all work contemplated and specified in this Change Order. The price shown in this Change Order is approximate only and is subject to increase or decrease, the full payment for which shall be the amount of the summation of the actual quantities, as installed and finally determined, multiplied by the unit prices shown on the schedule of prices forming a part of the Contract.

Change to CONTRACT SUM:	
Original CONTRACT SUM	\$1,070,910.00
Net change to CONTRACT SUM by previously authorized Change Orders	\$0.00
CONTRACT SUM prior to this Change Order	\$1,070,910.00
Change to the CONTRACT SUM authorized by this Change Order	\$102,256.00
CONTRACT SUM including this Change Order	\$1,173,166.00
Change to CONTRACT TIME:	
Original DATE OF SUBSTANTIAL COMPLETION	60 calendar days from Notice of Award
Net change to CONTRACT TIME by previously authorized Change Orders	0 calendar days
DATE OF SUBSTANTIAL COMPLETION prior to this Change Order	60 calendar days from Notice of Award
Change authorized by this Change Order	5 calendar days
DATE OF SUBSTANTIAL COMPLETION as of the date of this Change Order	5 calendar days from Notice of Award

Ditte of coponition account and prior to the cities	,	
Change authorized by this Change Order		5 calendar days
DATE OF SUBSTANTIAL COMPLETION as of the date of t	nis Change Order 5	calendar days from Notice of Award
Contractor:	Village:	
K-Five Construction Corporation	Village of Brookfield,	Illinois
By:Robert G. Krug, President	By: Kit P_Ketchmark	, Village President of the
Robert G. Krug, Flesidelit		eld, Cook County, Illinois



#### **RESOLUTION NO. R-2016-1059**

# A RESOLUTION TO AUTHORIZE THE RELEASE OF CERTAIN EXECUTIVE SESSION MINUTES OF MEETINGS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BROOKFIELD, ILLINOIS

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES THE  $12^{TH}$  DAY OF SEPTEMBER 2016

#### **RESOLUTION NO. R-2016- 1059**

## A RESOLUTION TO AUTHORIZE THE RELEASE OF CERTAIN EXECUTIVE SESSION MINUTES OF MEETINGS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BROOKFIELD, ILLINOIS

WHEREAS, the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) requires the Village to keep written minutes of all closed session meetings;

WHEREAS, the Board of Trustees has reviewed certain minutes and has determined that these minutes may be released and made available for public inspection; and

WHEREAS, the Board of Trustees deems it desirable and in the best interest of the Village to release certain executive session minutes for public inspection;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

<u>Section 1</u>: The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

<u>Section 2</u>: It is hereby determined that it is no longer necessary to protect the public interest or the privacy of an individual by keeping all or part of the following closed session minutes of the board of trustees confidential, and they are hereby made available for public inspection:

#### Minutes to be Released

1

- 1. August 28, 2006 (all);
- 2. June 11, 2007 (partial)
- 3. January 28, 2008 (partial)
- 4. October 12, 2009 (partial)
- 5. April 12, 2010 (partial)
- 6. September 27, 2010 (all)

620869.1

#### Minutes to be Released

- 7. April 11, 2011 (partial)
- 8. April 25, 2011 (partial)
- 9. September 12, 2011 (partial)
- 10. September 26, 2011 (partial)
- 11. October 10, 2011 (partial)
- 12. February 11, 2012 (partial)
- 13. January 28, 2013 (all)
- 14. February 25, 2013 (partial)
- 15. May 28, 2013 (partial)
- 16. June 10, 2013 (all)
- 17. July 8, 2013 (partial)
- 18. July 22, 2013 (partial)
- 19. October 28, 2013 (partial)
- 20. November 11, 2013 (partial)
- 21. November 25, 2013 (partial)
- 22. January 27, 2014 (partial)
- 23. February 24, 2014 (partial)
- 24. March 10, 2014 (partial)
- 25. April 14, 2014 (partial)
- 26. April 28, 2014 (partial)
- 27. May 12, 2014 (partial)
- 28. May 27, 2014 (all)
- 29. June 9, 2014 (all)
- 30. June 23, 2014 (all)
- 31. July 14, 2014 (all)
- 32. July 28, 2014 (partial)
- 33. September 22, 2014 (partial)
- 34. April 13, 2015 (partial)
- 35. November 23, 2015 (partial)
- 36. March 28, 2016 (all)

Section 3: It is hereby determined that the need for confidentiality still exists as to all or part of the following closed session minutes:

2

620869.1

#### Minutes to be Retained

			•
1.	July 25, 2005 (partial)	35.	February 14, 2011
2.	October 24, 2005	36.	February 28, 2011
3.	March 27, 2006	37.	March 14, 2011
4.	May 29, 2007	38.	March 28, 2011
5.	June 11, 2007 (partial)	39.	April 11, 2011 (partial)
6.	July 23, 2007	40.	April 18, 2011
7.	September 10, 2007	41.	April 25, 2011 (partial)
8.	September 24, 2007	42.	May 9, 2011
9.	October 8, 2007	43.	May 23, 2011
10.	November 12, 2007	44.	June 13, 2011
11.	January 28, 2008 (partial)	45.	June 27, 2011
12.	March 24, 2008	46.	July 11, 2011
13.	April 14, 2008	<b>4</b> 7.	September 12, 2011 (partial)
14.	April 28, 2008	48.	September 26, 2011
15.	September 22, 2008	50.	October 24, 2011
16.	October 13, 2008	51.	November 14, 2011
17.	April 13, 2009	52.	November 28, 2011
18.	August 10, 2009	53.	December 12, 2011 (partial)
19.	October 12, 2009 (partial)	54.	January 9, 2012 (partial)
20.	November 9, 2009	55.	January 23, 2012
21.	December 14, 2009	56.	February 11, 2012 (partial)
22.	January 11, 2010	57.	March 26, 2012
23.	January 25, 2010	58.	June 11, 2012
24.	February 22, 2010	59.	September 24, 2012
25.	March 8, 2010	60.	October 8, 2012
26.	April 12, 2010 (partial)	61.	October 22, 2012
27.	May 10, 2010	62.	November 26, 2012
28.	August 9, 2010	63.	January 14, 2013
29.	October 11, 2010	64.	February 25, 2013 (partial)
30.	October 25, 2010	65.	May 13, 2013
31.	November 8, 2010	66.	May 28, 2013 (partial)
32.	December 13, 2010	67.	July 8, 2013 (partial)
33.	January 10, 2011	68.	July 22, 2013 (partial)
34.	January 24, 2011	69.	October 28, 2013 (partial)

103. April 11, 2016

620869.1 3

70.

November 11, 2013 (partial)

#### Minutes to be Retained

- 71. November 25, 2013 (partial)
- 72. January 27, 2014 (partial)
- 73. February 20, 2014 (all)
- 70. November 11, 2013 (partial)
- 71. November 25, 2013 (partial)
- 72. January 27, 2014 (partial)
- 73. February 20, 2014 (all)
- 74. February 24, 2014 (partial)
- 75. March 10, 2014 (partial)
- 76. April 14, 2014 (partial)
- 77. April 28, 2014 (partial)
- 78. May 12, 2014 (partial)
- 79. July 28, 2014 (partial)
- 80. August 25, 2014
- 81. September 8, 2014
- 82. September 22, 2014 (partial)
- 83. October 27, 2014
- 84. December 8, 2014
- 85. January 12, 2015
- 86. January 26, 2015
- 87. February 23, 2015
- 88. March 9, 2015
- 89. April 13, 2015
- 90. April 27, 2015
  - 91. May 26, 2015
  - 92. June 8, 2015
  - 93. July 13, 2015
  - 94. August 24, 2015
  - 95. October 26, 2015
  - 96. November 9, 2015
  - 97. November 23, 2015 (partial)
  - 98. December 14, 2015
  - 99. January 11, 2016
  - 100. January 25, 2016
  - 101. February 8, 2016
  - 102. February 22, 2016

104. April 25, 2016

105. May 9, 2016

106. May 23, 2016

107. June 13, 2016

<u>Section 4</u>: This Resolution shall take effect upon its passage and approval in pamphlet form.

ADOPTED this 12th day of September 2016 pursuant to a roll call vote as follows:

AYES:	
NAYS:	
ABSENT:	
ABSTENTION:	
APPROVED by me this 12 <sup>th</sup> da	ay of September 2016.
	Kit P. Ketchmark, President of the Village of Brookfield, Cook County, Illinois
ATTESTED and filed in my office, this 12 <sup>th</sup> day of September 2016.	
Brigid Weber, Clerk of the Village of Brookfield, Cook County, Ill	inois



### Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688 (708) 485-7344 • FAX (708) 485-4971 www.brookfieldil.gov

> VILLAGE OF BROOKFIELD BROOKFIELD, ILLINOIS 60513

BROOKFIELD VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING Monday, September 12, 2016

7:00 p.m. or Immediately following Village Board Meeting
Edward Barcal Hall
8820 Brookfield Avenue
Brookfield, IL 60513

#### <u>AGENDA</u>

VILLA	GE	PR	ESI	DE	٧.
Kit	P	Cetr	hm	ark	

VILLAGE CLERK Brigid Weber

BOARD OF TRUSTEES Ryan P. Evans Michael J. Garvey Nicole M. Gilhooley David P. LeClere Brian S. Oberhauser Michelle D. Ryan

VILLAGE MANAGER Keith R. Sbiral

MEMBER OF Illinois Municipal League Proviso Township Municipal League West Central Municipal Conference

TREE CITY U.S.A. Since 1981

HOME OF THE CHICAGO ZOOLOGICAL SOCIETY

A.	Discussion - Liquor Request for 10th Annual Taste of Brookfield @ Your Library
B.	Discussion - Liquor License Request - VFW Oktoberfest/Motorcycle Show
C.	Discussion - Liquor License Request - Petey Jalapeno - Class 11
D.	Discussion - Metropolitan Mayors Caucus Greenest Region Compact 2 (GRC2
E.	Discussion - Open Space Plan - Update to Implementation and 5-Year Plan
F.	Addresses from the Audience – Any member of the audience who wishes to
	address the President and Village Board may do so at this time
G.	Adjournment

ITEM:

Class 8 and S3 Liquor License

Brookfield Public Library - 10th Annual Taste of Brookfield @ Your Library

COMMITTEE DATE:

September 12, 2016

PREPARED BY:

Theresa M. Coady

PURPOSE:

Board approval of a Class 8 and Class S3 Liquor License

BUDGET AMOUNT:

N/A

#### BACKGROUND:

The Brookfield Public Library is holding their 10th Annual Taste of Brookfield @ Your Library on September 30, 2016 from 6:30 pm to 9:30 pm. They are requesting board approval to serve alcoholic beverages at this event. This would require a Class 8 and Class S3 Liquor License as they serve both inside the library as well as outside on the public sidewalk. They will provide the Village with the appropriate liability insurance.

CLASS 8. Authorizes the retail sale of all alcoholic liquors to be consumed on the premises in conjunction with events of short durations such as festivals, picnics, business, open house, banquets, or other special events, either for a structure or an outdoor location. This license is limited to occasions when groups are assembled on the premises for the promotion of some common object other than the sale and consumption of alcoholic liquor.

Issuance of such license shall be granted to schools, churches, hospitals, homes for the aged, indigent or veterans, military or naval station, government group, community or fraternal organization incorporated under a community or fraternal organization incorporated under a general not-for-profit corporation act, or any other public function the Local Liquor Commissioner deems appropriate, provided however, that no applicant may receive such temporary license for more than twelve (12) events per year, each of which may not last longer than three (3) days. This license is exempt from the provisions of Sections 03-30. The license shall state the place and times at which and during which the retail sale may take place.

The fee for such license shall be Thirty Dollars (\$30) unless waived by the Local Liquor Control Commissioner.

#### Class S3

Subsidiary license; is required for retail sale of alcoholic liquor on public property including, without limitation, park, playground, public right-of-way or building belonging to or under the control of the Village. This license will only be issued to holders of a Class 8 license

#### **ATTACHMENTS:**

None.

#### STAFF RECOMMENDATION:

Staff requests the Village Board consider the applicants request for the Class 8 and Class S3 Liquor License.

#### REQUESTED COURSE OF ACTION:

An Ordinance to approve this request be prepared and voted on at the September 26, 2016 Village Board Meeting.



ITEM:

Class 8 & S3 Liquor License - Joshua Harris Memorial Brookfield

VFW Post #2868

4<sup>th</sup> Annual Oktoberfest/Motorcycle Show Saturday, October 15, 2016

12:00 pm to 6pm

**COMMITTEE DATE:** 

September 12, 2016

PREPARED BY:

Theresa M. Coady

PURPOSE:

Board approval of a Class 8 & S3 Liquor License

**BUDGET AMOUNT:** 

N/A

#### BACKGROUND:

The Brookfield VFW has applied for a liquor license for their Oktoberfest/Motorcycle Show on October 15<sup>th</sup> at their location, 8844 W. Ogden Ave. They are requesting permission to block off Forest Avenue from Ogden Avenue to the alley. This is a benefit for Fisher House at Hines Hospital. They are asking for permission to serve alcoholic beverages in plastic cups outside the post on public property. I.D.'s would be checked and wristbands issued to control purchases. They are planning on having live music as well as motorcycles on display. This event is open to the public. It is well attended and there have never been any issues or problems. They have provided insurance as required.

CLASS 8. Authorizes the retail sale of all alcoholic liquors to be consumed on the premises in conjunction with events of short durations such as festivals, picnics, business, open house, banquets, or other special events, either for a structure or an outdoor location. This license is limited to occasions when groups are assembled on the premises for the promotion of some common object other than the sale and consumption of alcoholic liquor.

Issuance of such license shall be granted to schools, churches, hospitals, homes for the aged, indigent or veterans, military or naval station, government group, community or fraternal organization incorporated under a community or fraternal organization incorporated under a general not-for-profit corporation act, or any other public function the Local Liquor Commissioner deems appropriate, provided however, that no applicant may receive such temporary license for more than twelve (12) events per year, each of which may not last longer than three (3) days. This license is exempt from the provisions of Sections 03-30. The license shall state the place and times at which and during which the retail sale may take place.

The fee for such license shall be Thirty Dollars (\$30) unless waived by the Local Liquor Control Commissioner.

Class S3 subsidiary license is required for retail sale of alcoholic liquor on public property including, without limitation, park, playground, public right-of-way or building belonging to or under the control of the Village. This license will only be issued to holders of a Class 8 license

#### **ATTACHMENTS:**

None.

#### STAFF RECOMMENDATION:

Staff requests the Village Board consider the applicants request for the Class 8 & S3 Liquor License.

#### REQUESTED COURSE OF ACTION:

An Ordinance to approve this request be prepared and voted on at the September 26, 2016 Village Board Meeting.



ITEM:

Class 11 Liquor License

Petey Jalapeno – 9132 31st St.

**COMMITTEE DATE:** 

September 12, 2016

PREPARED BY:

Theresa M. Coady

PURPOSE:

Board approval of a Class 11 Liquor License

**BUDGET AMOUNT:** 

N/A

#### BACKGROUND:

Medina (Mary) Vasquez, the owner of Petey Jalapeno Restaurant is applying for a Class 11 Liquor License for her restaurant. She is also the owner of Mary's Morning Mix-Up. She has completed the application, background check and provided proof of insurance. Ms. Vasquez is present this evening to answer any questions the board may have.

CLASS 11. Authorizes as the primary sales of alcoholic liquors to be consumed on the premises only.

#### HOURS NO LIQUOR WILL BE SOLD

Every day except Saturday, Sunday and legal holidays, the hours shall be between 1:00 a.m. and 7:00 a.m. Saturday, Sunday and legal holidays, the hours shall be between 2:00 a.m. and 7:00 a.m. on Saturday and legal holidays and 2:00 a.m. and 11:00 a.m. on Sunday.

The annual fee for a Class 11 license is \$1,250.00

#### **ATTACHMENTS:**

None.

#### STAFF RECOMMENDATION:

Staff requests the Village Board consider the applicants request for the Class 11 Liquor License.

#### REQUESTED COURSE OF ACTION:

An Ordinance to approve this request be prepared and voted on at the September 26, 2016 Village Board Meeting



#### **COMMITTEE ITEM MEMO**

ITEM:

Metropolitan Mayors Caucus' Greenest Region Compact 2 (GRC2)

**COMMITTEE DATE:** 

September 12, 2016

PREPARED BY:

Emily Egan, Village Planner

PURPOSE:

Pledge support to GRC2 to promote collaborative, sustainable efforts in the

Chicago region

**BUDGET AMOUNT:** 

N/A

#### **BACKGROUND:**

The Metropolitan Mayors Caucus (MMC) developed the Greenest Region Compact 2 (GRC2), a collaborative effort to develop consensus on regional goals related to sustainable policies and practices. The consensus goals of the GRC2 aim for enhanced quality of life for residents, protection and stewardship of the environment, and sustainable economic vitality.

MMC compiled 30 local and nine regional/national sustainability plans, extracted common elements and refined them into 49 consensus goals across 10 categories: climate, economic development, energy, land, leadership, mobility, municipal operations, sustainable communities, waste and recycling, and water. Related objectives and strategies are provided in a framework that can help create a plan tailored to each municipality's needs.

The Village of Brookfield previously adopted a resolution for the GRC which allowed Brookfield to participate in the green infrastructure mapping plan done by the Chicago Wilderness Foundation. By pledging support to GRC2, Brookfield will be part of a Sustainability Network that connects municipalities to resources and grant funding opportunities that help achieve these sustainable goals and guide the implementation of a sustainability plan.

#### **ATTACHMENTS:**

- 1. The Greenest Region Compact 2 Framework, which outlines objectives and strategies, organized around 10 consensus categories.
- 2. Sample resolution to pledge support to the Greenest Region Compact 2.

#### STAFF RECOMMENDATION:

Village staff recommends approving the resolution to support the GRC2 with the MMC.

#### **REQUESTED COURSE OF ACTION:**

Request the Village Attorney view a sample resolution pledging support to the Greenest Region Compact 2 and prepare a resolution to be voted on at the September 26<sup>th</sup>, 2016 meeting.



#### **Greenest Region Compact 2**

The member municipalities of the Metropolitan Mayors Caucus seek a vibrant, sustainable future for their communities and the greater Chicago region. The consensus goals of the Greenest Region Compact 2 aim for enhanced quality of life for residents; protection and stewardship of the environment and sustainable economic vitality.

To become the most sustainable and successful region in the United States, they, therefore, support the following consensus goals of the Greenest Region Compact 2 and agree to work to achieve them, both in their own communities and in collaboration throughout the region:



#### Climate

- Reduce greenhouse gas emissions
- · Maintain clean and healthful air
- Develop resiliency to climate change impacts
- Engage the community in climate change mitigation and adaptation



#### **Economic Development**

- · Promote innovation and a competitive workforce
- Cultivate local and sustainable development, jobs, and businesses



#### Energy

- · Use energy for buildings and facilities efficiently
- Advance renewable energy
- · Reduce energy consumption
- Enact policies that support clean energy
- Engage the community in clean energy practices



#### Land

- Encourage strategic development that upholds sustainability principles
- Conserve, restore and enhance natural features and ecosystems
- Support networks of accessible well-used and enjoyable parks
- Sustain a robust urban forest canopy
- Sustain beautiful landscapes that provide ecosystem services
- Achieve greater livability through sustainable land use and housing policies
- · Cultivate a conservation ethic in the community



#### Leadership

- Enlist support for GRC2 goals through regional, state and national leadership
- Advocate for policies that align with and advance the GRC2
- Work collaboratively towards a sustainable region

#### **Endorsing the Metropolitan Mayors Caucus' Greenest Region Compact 2**

WHEREAS, the Metropolitan Mayors Caucus provides a forum for the chief elected officials of the Chicago region to develop consensus and act on common public policy issues and multi-jurisdictional challenges; and

WHEREAS, the Metropolitan Mayors Caucus' participating Mayors and their communities have a history of environmental stewardship, from energy efficiency, water conservation, urban forestry, and participation in Clean Air Counts; and

WHEREAS, it is important for Mayors and local governments throughout the United States to take leadership roles to advance sustainability both in their own communities and in concert with regional, national and global initiatives; and

WHEREAS, the Metropolitan Mayors Caucus created the Greenest Region Compact 2 to address environmental sustainability issues of global importance at the local level; and

WHEREAS, the Greenest Region Compact 2, also called the GRC2, is built on important environmental initiatives already underway in communities, in partnership with many non-profit, state, regional and national organizations; and

WHEREAS, the GRC2 synthesizes sustainability goals already adopted by leading communities in the region; and these consensus goals align with common regional, state, national and global objectives; and

WHEREAS, the GRC2 offers a companion Framework to guide communities of all sizes and strengths to assess their current efforts; develop a sustainability plan suited to local priorities; and will offer resources to help them succeed; and

WHEREAS, the consensus goals of the Greenest Region Compact 2 will guide coordinated efforts toward enhanced quality of life for residents; protection and stewardship of the environment and sustainable economic vitality.

NOW, THEREFORE, BE IT RESOLVED that the City/Village/Town of
endorses the Greenest Region Compact 2 proposed by the Metropolitan Mayors Caucus
and agrees to work to achieve them, both in their own communities and in collaboration
throughout the region.



#### COMMITTEE ITEM MEMO

ITEM:

Open Space Plan - Update to Implementation and 5-Year Plan

**COMMITTEE DATE:** 

September 12th, 2016

PREPARED BY:

Emily Egan, Village Planner

**PURPOSE:** 

Update the Board of Trustees on Open Space Plan Action Items

**BUDGET AMOUNT:** 

N/A

#### **BACKGROUND:**

In 2014 the Village of Brookfield adopted an Open Space Plan that took an inventory of the Village's parks and open spaces. The plan intended to (1) assess and identify park and open space needs, (2) develop strategic, measurable, and obtainable recommendations, and (3) develop a five-year action plan for implementation and funding.

The Village has updated its Implementation and 5-Year Plan (contained in the Open Space Plan) based on the action items that have been completed or moved to later dates. The attached document shows the updated version of the implementation timeline and action items.

Some of the action items that have been changed include:

- Bicycle route feasibility study for connections identified by residents (moved to Fall 2016 because work will be done through the Active Transportation Plan grant);
- Construction documents for Kiwanis Park Canoe Launch (moved from 2015 to 2016 because of delayed funding disbursements from the state); and
- Eight Corners Fountains improvement (moved to 2018 in hopes to acquire TIF funds).

#### **ATTACHMENTS:**

1. Update to the Implementation and 5-Year Plan from the Brookfield Open Space Plan

#### **STAFF RECOMMENDATION:**

Review the updates. No formal action required.

#### **REQUESTED COURSE OF ACTION:**

Review.



#### Mobility

- Support safe and effective active transportation
- Maintain a diverse, safe, and efficient transportation network
- Support efficient transportation that uses resources wisely
- Integrate sustainability into transportation policies, programs, and regulations
- Promote public and sustainable transportation choices



#### **Municipal Operations**

- Lead by demonstrating sustainable values and practices
- Integrate sustainability into all municipal operations
- Operate a safe, clean and efficient fleet
- Collect and manage data to advance sustainability



#### ini Sustainable Communities

- · Promote cultural vibrancy in the community
- Foster a culture of health, safety, and wellness
- · Increase access to sustainably grown local food
- Sustain community principles that are welcoming, inclusive and equitable
- Promote a sustainable identity for the community
- Ensure local policies and codes support sustainability
- Cultivate community values based on principles of sustainability



#### **Waste & Recycling**

- Support sustainable material management
- Recycle materials across all sectors
- Divert waste from landfills
- Enact policies that cause sustainable material management
- Engage the community in waste reduction and recycling



- Use and distribute water efficiently
- Protect and improve and water quality
- Manage water system assets sustainably
- Optimize the use of natural and built systems to manage stormwater
- Practice stewardship of water resources
- Enact policies to protect water resources
- Engage the community in waterstewardship



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# Implementation and 5-year plan

This chapter lists the action items required to complete the recommendations listed in Chapter Four. These items have been prioritized and targeted for action over the next 5 years. Time-sensitive action items are both listed below and outlined on the implementation timeline. The first five years is then expanded, outlining specific directives recommended to complete implementation. These directives are guidelines and require an annual review to react to changes within the community, funding opportunities, and new Village needs.

#### 2014 Completed Action Items

Completed master plan and design for Kiwanis Park Canoe Launch site.

- Applied for a matching IDNR Boat Access Area Development (BAAD) Grant (\$15K) for Kiwanis Park Canoe Launch site (9/1).
- Completed Kiwanis Park construction and held grand opening (fall).
- Adopted (this) Village of Brookfield Open Space Plan.

#### 2015 Action Items

- Develop a Schematic Design Park Planning (SDPP) package for all Mini Parks to be developed through 2019.
- Create park development standards for the Village of Brookfield (spring).
- Create master plan for Candy Cane Park.

#### 2016 Action Items

- Upon grant release, prepare construction documents for Kiwanis Park Canoe Launch site improvements.
- Complete bicycle route feasibility study for connections identified by residents (fall/winter).

#### 2017 Action Items

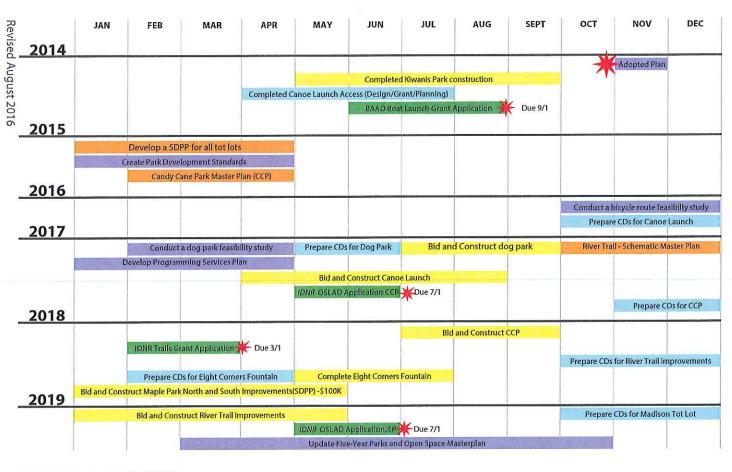
- Develop programming services plan (spring)...
- Competitively bid Kiwanis Park Canoe Launch site improvements, begin construction, investing \$15K with the supplemental grant reimbursement match in fiscal 2017
- Create a River Trail Master Plan to identify trail improvements along Salt Creek including access at key points, connectivity to other parks and open space, and conservation objectives.
- Conduct a Dog Park feasibility study to confirm community interest, location, and design of a potential Dog Park facility.
- Prepare construction documents for Dog Park facility improvements.
- Competitively bid Dog Park facility improvements (\$50K target budget) and complete construction (summer).
- Apply for a matching IDNR Open Space Lands Acquisition and Development (OSLAD) grant (\$400K target budget) for Candy Cane Park (7/1). Pending grant release.
- Upon grant award, prepare construction documents for Candy Cane Park site improvements.
- Prepare construction documents for Maple Park North and Maple Park South improvements

#### 2018 Action Items

- Apply for a matching Trails Grant (\$400K target budget) from the IDNR for River Trail Phase One Improvements (3/1).
- Upon grant award, prepare construction documents for River Trail improvements.
- Budget phase 1 of the River Trail Master Plan for construction
- Competitively bid Candy Cane Park improvements and complete construction
- Competitively bid and complete construction of Maple Park North and Maple Park South improvements.
- Complete Eight Corners Fountains improvements (from previous planning effort 2013/2014)

#### 2019 Action Items

- Competitively bid River Trail improvements, begin construction
- Prepare construction documents for Madison Tot Lot improvements (\$50K target budget) based on SDPP plan package (2015).
- Apply for a matching IDNR OSLAD grant (\$800K target budget) for Jaycee-Ehlert Park (7/1).
- Update Five Year Parks and Recreation Comprehensive Master Plan.



FUND
BID / CONSTRUCT
PLAN
MASTER PLAN
CONSTRUCTION DOCUMENTS